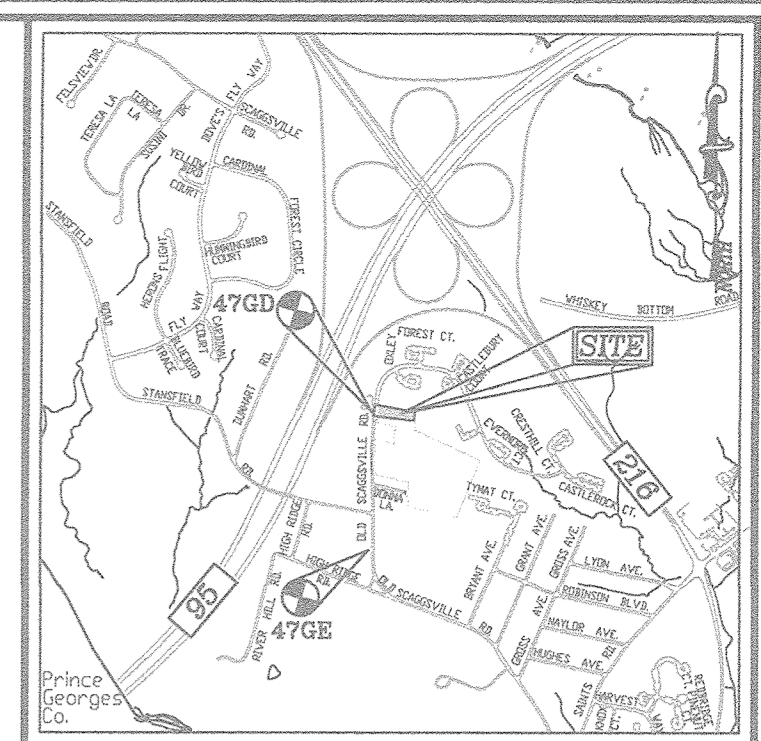


- GENERAL NOTES:**
1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  2. THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A HOWARD COUNTY GIS, AND FIELD SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED NOVEMBER, 2017.
  3. THE PROJECT BOUNDARY IS BASED ON AN AVAILABLE RECORDED PLATS, DEED PLOTTING, AND BY FIELD SURVEYS PERFORMED BY VOGEL ENGINEERING + SURVEYING GROUP DATED DECEMBER, 2017.
  4. 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. 47GE AND 47GD WERE USED FOR THIS PROJECT.
  5. THE SUBJECT PROPERTY IS ZONED "R-SC" 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.
  6. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
  7. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
  8. WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT# 24-5031-D AND CONTRACT# 1-W.
  9. SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT# 20-5031-D AND CONTRACT# 20-1018.
  10. THERE ARE NO FLOODPLAIN AND STEEP SLOPES OVER 20,000 SF CONTIGUOUS.
  11. THE FOREST CONSERVATION OBLIGATION WILL BE ADDRESSED WITH THE FINAL SUBDIVISION PLAN.
  12. IN "WETLAND DELINEATION & SIMPLIFIED FOREST STAND DELINEATION REPORT" PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JULY 18, 2018 MR. CANOLES IDENTIFIED 3 SPECIMEN TREES LOCATED ON SITE AND WETLAND IN THE NORTHEAST CORNER.
  13. A GEOTECHNICAL STUDY WILL BE PROPOSED IN CONJUNCTION WITH THE FINAL PLAN.
  14. OLD SCAGGSVILLE ROAD IS CLASSIFIED AS A LOCAL ROAD.
  15. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES ON THIS PROPERTY. THERE IS A HISTORIC STRUCTURE LOCATED ON THIS PROPERTY.
  16. STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE MICRO-BIORETENTION (M-6), DRYWELLS (M-5), GRASS-SWALE (M-8), AND NON ROOFTOP DISCONNECT CREDIT (N-2). THESE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
  17. 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.
  18. APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD COUNTY 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.

# ENVIRONMENTAL CONCEPT PLAN MAGNOLIA MANOR EAST

LOTS 1 - 4  
AND OPEN SPACE LOT 5  
A RESUBDIVISION OF MAGNOLIA MANOR NON-BUILDABLE PARCEL A + PARCEL 154  
9033 OLD SCAGGSVILLE ROAD  
HOWARD COUNTY, MD

**BENCHMARKS**  
HOWARD COUNTY BENCHMARK - 47GE  
N 529044.94 E 1350855.03 ELEV.: 337.61  
HOWARD COUNTY BENCHMARK - 47GD  
N 550494.49 E 1350872.35 ELEV.: 312.28



**VICINITY MAP**  
SCALE: 1"=2,000'  
ADC MAP COORDINATE: 5169 - B-1



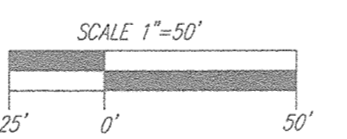
**LEGEND**

	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	MICRO-BIORETENTION
	EX. 30' PUBLIC WATER, SEWER, AND UTILITY EASEMENT
	EX. 24' PRIVATE USE IN COMMON ACCESS EASEMENT
	PROPOSED SIDEWALK
	EXISTING TREELINE
	PROPOSED TREELINE
	EX. WETLANDS
	EX. WETLAND BUFFER
	LOT LINES
	24' PRIVATE USE IN COMMON ACCESS EASEMENT
	EX. SPECIMEN TREE

**ENVIRONMENTAL SITE DESIGN NARRATIVE:**

1. THE ENVIRONMENTAL AREAS FOR THIS SITE ARE LOCATED IN THE EASTERN PORTION OF THE SITE INCLUDING A NON-TIDAL WETLAND. THERE WILL BE NO DISTURBANCES REQUIRED TO EXISTING ENVIRONMENTAL FEATURES. THERE IS NO FOREST ON SITE. DISTURBANCES TO ENVIRONMENTAL FEATURES AND NATURAL RESOURCES WILL BE MINIMIZED TO THE GREATEST EXTENT POSSIBLE.
2. 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.
3. 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-BIORETENTION FACILITY (M-6), DRYWELLS (M-5), GRASS SWALE (M-8), AND NON ROOFTOP DISCONNECT CREDIT (N-2).
4. SEDIMENT CONTROL FOR THIS SPECIFIC SITE PLAN WILL BE PROVIDED THROUGH THE USE OF PROPOSED CLEAN WATER DIKES, AND SUPER SILT FENCE PERIMETER CONTROLS. SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH CURRENT REQUIREMENTS AND SHALL BE APPROVED BY THE HOWARD COUNTY CONSERVATION DISTRICT DURING THE FUTURE SITE DEVELOPMENT PLAN PHASE OF THE PROJECT.
5. STORMWATER MANAGEMENT FOR THE PROJECT SHALL BE MET THROUGH THE USE OF MICRO-BIORETENTION FACILITIES (M-6), DRYWELLS (M-5), GRASS SWALE (M-8), AND NON ROOFTOP DISCONNECT (N-2) CREDIT. THE PROPOSED PRACTICES HAVE BEEN MAINTAINED TO THE EXTENT PRACTICAL. THE CALCULATED RAINFALL TARGET (RT) FOR THIS PROJECT IS 1.58", AND THE TOTAL ESDV VOLUME REQUIRED IS 1,875 CF.
6. AN ALTERNATIVE COMPLIANCE REQUEST FOR REMOVAL OF ONE SPECIMEN TREE IS REQUIRED. SUBMISSION OF THE ALTERNATIVE COMPLIANCE REQUEST WILL OCCUR AT THE FINAL PLAN STAGE. SIGNIFICANT DESIGN CHANGES MAY OCCUR BASED ON THE REVIEW OF THE FINAL PLAN AND THE ALTERNATIVE COMPLIANCE REQUEST.

**COVER SHEET**  
SCALE: 1"=50'



**SITE ANALYSIS DATA CHART**

TOTAL PROJECT AREA:	1.14 AC.
AREA OF WETLANDS AND WETLAND BUFFERS:	1,980 S.F. OR 0.04 AC.
AREA OF FLOODPLAIN:	0.00 AC.
AREA OF FOREST:	0.00 AC. (REFER TO FSD)
AREA OF MODERATE SLOPES (15% TO 24.99%):	0.00 AC.
AREA OF STEEP SLOPES (25% OR GREATER):	0.00 AC. (WITHIN BOUNDARY)
ERODIBLE SOILS:	0.00 AC.
LIMIT OF DISTURBED AREA:	0.98 AC.
PROPOSED USES FOR SITE AND STRUCTURES:	RESIDENTIAL (SFD)
GREEN OPEN AREA:	0.33 AC. OPENSOURCE INCLUDING ENVIRONMENTAL
PROPOSED IMPERVIOUS AREA:	0.31 AC.
PRESENT ZONING DESIGNATION:	R-SC
TOTAL NUMBER OF UNITS ALLOWED:	4
TOTAL NUMBER OF UNITS PROPOSED:	4
DPZ FILE REFERENCES:	N/A

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 11-7-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 11-06-18  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

**NOTES:**  
1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

**SHEET INDEX**

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 2
ESDV, STORMWATER MANAGEMENT DRAINAGE AREA MAP, NOTES AND DETAILS	2 OF 2

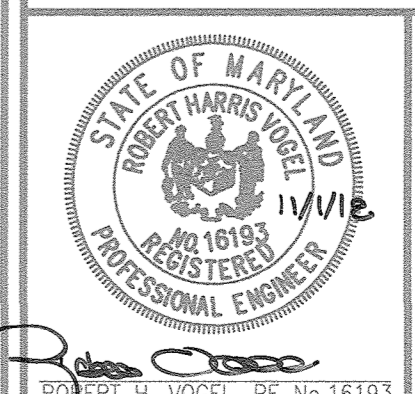
**OWNER**  
MAGNOLIA MANOR, LLC  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MD 21043  
(410) 480-0023

**DEVELOPER**  
TRINITY QUALITY HOMES, LLC  
3675 PARK AVE., SUITE 301  
ELLCOTT CITY, MD 21043  
(410) 480-0023

REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN  
COVER SHEET  
**MAGNOLIA MANOR EAST**  
LOTS 1 - 4 AND OPEN SPACE LOT 5  
9033 OLD SCAGGSVILLE ROAD  
A RESUBDIVISION OF MAGNOLIA MANOR NON-BUILDABLE PARCEL A + PARCEL 154  
TAX MAP: 47 PARCEL: 154 BLOCK: 19 ZONING: R-SC  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
3300 NORTH RIDGE ROAD, SUITE 110 TEL: 410.461.7666  
ELLCOTT CITY, MD 21043 FAX: 410.461.8961



DESIGN BY: RHV  
DRAWN BY: KG  
CHECKED BY: RHV  
DATE: NOVEMBER 2018  
SCALE: AS SHOWN  
W.O. NO.: 40548

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE 09-27-2020

1 SHEET OF 2

