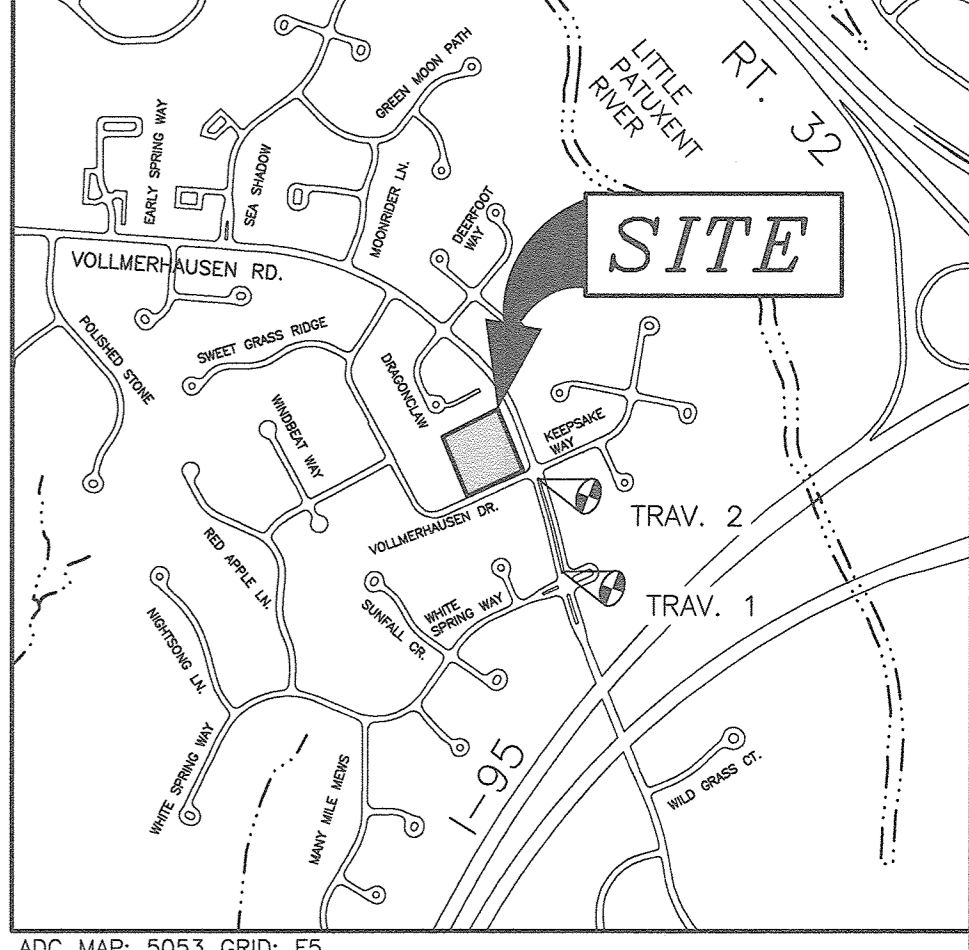


BENCHMARK NAD'83 HORIZONTAL

TRAV. 1
REBAR AND CAP
N 542370.161' E 1358287.1054'
ELEVATION: 361.128'

TRAV. 2
REBAR AND CAP
N 542808.3770' E 1358170.8510'
ELEVATION: 356.641'



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- 350 --- EXISTING CONTOURS
- 360 --- PROPOSED CONTOURS
- Soils Delineation Line
- LoB SOILS TYPE - ENTIRE SITE
- [Symbol] PROPOSED MICRO-BIORETENTION FACILITY (M-6)
- [Symbol] PROJECT BOUNDARY
- [Symbol] ADJACENT PROPERTY OWNER
- [Symbol] EXISTING TREELINE
- [Symbol] PROPOSED TREELINE
- [Symbol] PROPOSED SEWER
- [Symbol] PROPOSED WATER
- [Symbol] PROPOSED DRYWELL (M-5)
- [Symbol] NON-ROOFTOP DISCONNECTION AREA (N-2)
- [Symbol] SWM DRAINAGE AREA TO MBR-1
- [Symbol] SWM DRAINAGE AREA TO DRYWELLS
- [Symbol] PROPOSED IMPERVIOUS AREA
- LIMIT OF DISTURBANCE
- SSF --- SUPER SILT FENCE
- [Symbol] PROPOSED EARTH DIKE
- [Symbol] EXISTING STRUCTURES TO BE REMOVED
- [Symbol] SPECIMEN TREE TO BE REMOVED

Site Analysis Data Sheet

Gross Site Area	2.02 ac
100yr Floodplain	0.00 ac
Steep Slopes 25% or greater	0.00 ac
Wetlands	0.00 ac
Wetlands Buffer	0.00 ac
Forested Area	1.27 ac
Erodible Soils	0.00 ac
Limit of Disturbance	1.57 ac
Impervious Area (within LOD)	0.55 ac
Green Space (within LOD)	1.02 ac
Public Road Right-of-Way	0.00 ac
Buildable Lots	1.43 ac
Open Space	0.59 ac

DESIGN NARRATIVE:

THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS PROPERTY. THIS, THERE ARE NO NATURAL RESOURCES TO BE PRESERVED, THE MAJORITY OF THE PROPERTY IS FORESTED AND THERE ARE 27 SPECIMEN TREES ON THE PROPERTY. TREES WILL BE REMOVED AS PART OF THE DEVELOPMENT. THE ACTUAL NUMBER OF SPECIMEN TREES REMOVED WILL BE DETERMINED AS THE DESIGN AND PLANS PROGRESS.

EXISTING FLOW PATTERNS SHALL BE MAINTAINED. THE PROPOSED OVERALL DRAINAGE PATTERNS SHALL MIMIC THE EXISTING CONDITION DRAINAGE PATTERN OF WEST TO EAST FLOW.

IMPERVIOUS AREAS ARE BEING MINIMIZED AND WILL ONLY CONSIST OF THE PROPOSED DRIVEWAYS AND ROOFTOPS.

SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE 2011 MARYLAND STANDARD AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. OFFSITE CLEAN WATER SHALL BE DIVERTED AROUND THE SITE. THE ENTIRE PERIMETER OF THE LIMIT OF DISTURBANCE SHALL INCLUDE CONTROLS SUCH AS SILT FENCE, SUPER SILT FENCE, DIVERSION FENCING AND/OR DIKES BASED ON TOPOGRAPHY. THERE ARE NO IMPACTS TO THE STORMWATER MANAGEMENT DESIGN BASED ON SEDIMENT AND EROSION CONTROL.

THE 16 PROPOSED (M-5) DRY WELLS, 1 PROPOSED (M-6) MICRO BIO-RETENTION, AND 4 AREAS OF (N-2) NON-ROOFTOP DISCONNECTION RUNOFF SHALL ADEQUATELY TREAT THE PROPOSED IMPERVIOUS AREAS. THE PRACTICES SHALL ALL DISCHARGE AT A LOCATION THAT IS NOT DETRIMENTAL TO THE ADJACENT PROPERTIES.

AT FUTURE STAGES OF THE PROJECT, ADDITIONAL TREATMENT PRACTICES MAY BE INVESTIGATED AND UTILIZED, IF POSSIBLE.

FULL TREATMENT OF THE ESDV IS BEING PROVIDED THEREFORE THIS PROJECT CAN BE CONSIDERED TO BE TREATED TO THE MAXIMUM EXTENT PRACTICAL.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

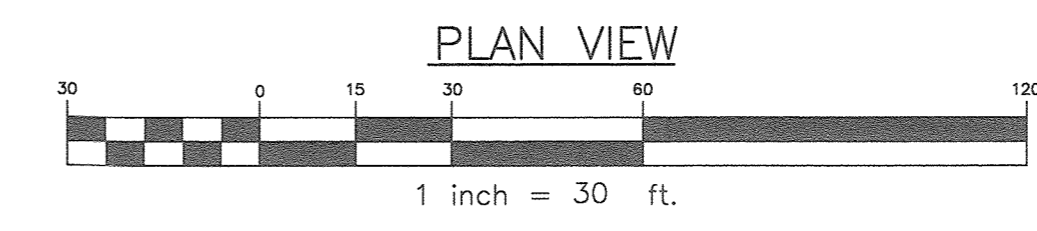
Chad Edmister 6-11-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kathleen DeLoach 6-11-19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALT. GROUP	NAME	k-value
LoB	-	B	-	LEGORE-MONTALTO-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES	0.64

NO HIGHLY ERODIBLE SOILS ON SITE.
THE ENTIRE SITE IS THE SAME SOIL (LoB).
HIGHLY ERODIBLE SOILS: K<0.35 AND >5% SLOPES, OR SOILS >15% SLOPES.



PLAN VIEW

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE PROJECT BOUNDARY IS BASED ON SURVEY BY BENCHMARK ENGINEERING, INC. IN FEBRUARY 2019. THE EXISTING TOPOGRAPHY IS BASED ON FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN FEBRUARY, 2019. EXISTING UTILITIES ARE BASED ON FIELD SURVEY AND COUNTY GIS.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000SF OF CONTIGUOUS AREA LOCATED ON THIS PROJECT SITE.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THIS SITE.
- THE FOREST STAND DELINEATION REPORT AND THE WETLANDS CERTIFICATION LETTER WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON FEBRUARY 2019.
- THIS PROJECT IS SUBJECT TO THE FOREST CONSERVATION REQUIREMENTS. FOREST CONSERVATION CHECKLIST AND PLAN SHALL BE PART OF THE FINAL PLAN SUBMITTAL.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT 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 AND/OR SITE DEVELOPMENT PLAN STAGES. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
- STORMWATER MANAGEMENT PRACTICES SHOWN ON THIS PLAN ASSUME ADEQUATE SOIL BORING TEST RESULTS. THE DESIGN MAY NEED TO BE ADJUSTED AT THE PRELIMINARY PLAN STAGE AFTER SOIL BORING TESTING HAS BEEN COMPLETED AND AN ALTERNATE PRACTICE MAY NEED TO BE UTILIZED.
- THE SEDIMENT AND EROSION CONTROL SHOWN IN THIS PLAN SET IS A SCHEMATIC PRELIMINARY DESIGN. A MORE DETAILED DESIGN COMPLETE WITH SEQUENCE OF CONSTRUCTION, NOTES, DETAILS AND COMPUTATIONS SHALL BE PROVIDED AT THE PRELIMINARY PLAN STAGE.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

Stormwater Management Practice Chart / Summary Table

MDE Designation	Practice Description	Quantity of Each Practice	ESDv (cf) Required based on each DA	ESDv (cf) Provided	Ownership
M-5	Dry Well	16	826	1,048	Private
M-6	Micro Bio-Retention	1	1,313	2,478	Private
N-2	Non-Rooftop Disconnection	4	231	231	Private
Totals			2,370	3,757	

Notes:
1. Total Site Pe and Total Site ESDv numbers are based on the LOD.
2. Total ESDv provided exceeds total ESDv required.

BENCHMARK ENGINEERING, INC.
840 BALTIMORE NATIONAL PIKE SUITE 315A ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6444
WWW.BE-CIVILENGINEERING.COM

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. 22390, Expiration Date: 6-30-2021.

Cl. Malaga 6-11-19

OWNER:
DOUSE, RICHARD & DONNA
9454 VOLLMERHAUSEN DR.
COLUMBIA, MARYLAND 21046
410-792-2565

DEVELOPER:
DEVELOPMENT PARTNERS, LLC
3693 GERWING LANE
SUITE L
COLUMBIA, MARYLAND 21046
410-792-2565

HUNTINGTON POINT
LOTS 1 thru 8 and OPEN SPACE LOT 9

9454 VOLLMERHAUSEN DR. COLUMBIA, MARYLAND 21046
TAX MAP: 42 - GRID: 22 - PARCEL: 167
ZONED: R-SC
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

ENVIRONMENTAL CONCEPT PLAN

DATE: FEBRUARY, 2019 BEI PROJECT NO. 2952
SCALE: AS SHOWN SHEET 1 OF 1