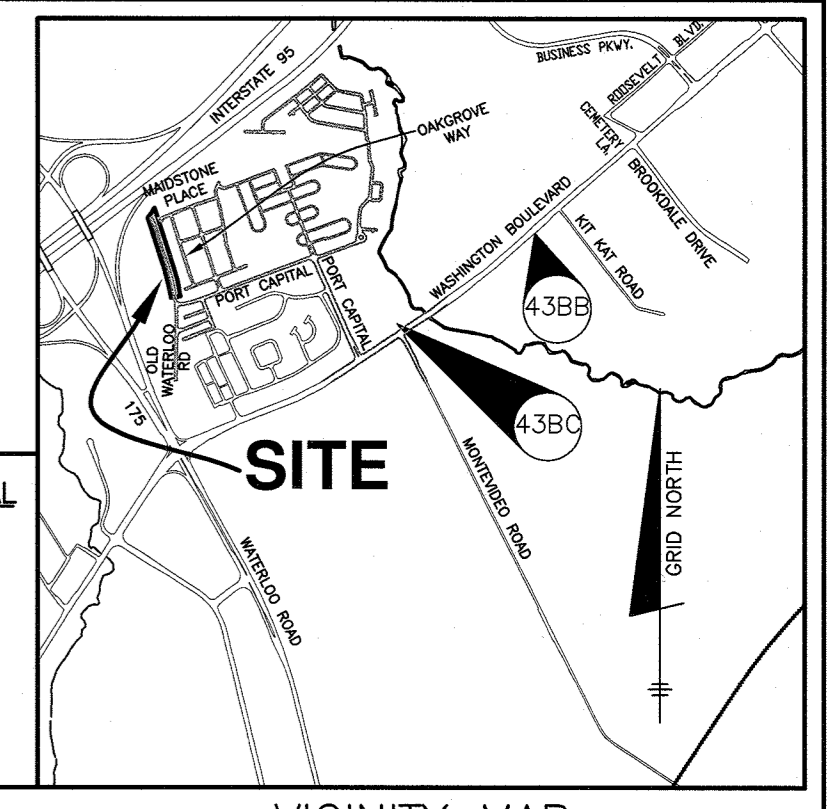


SOILS CHART (MAP 25) SOIL SURVEY HOWARD COUNTY, MARYLAND				
SYMBOL	HYDRIC	HYDROLOGIC GROUP	NAME	k-VALUE
CeB	NO	B	CHILLUM LOAM, 2 TO 5 PERCENT SLOPES	0.32
CeC	NO	B	CHILLUM LOAM, 5 TO 10 PERCENT SLOPES	0.43
U/D	NO	D	URBAN LAND-UDORTHERTS COMPLEX 0 TO 15 PERCENT SLOPES	-

Site Analysis Data Sheet	
Gross Site Area	2.10 ac
100yr Floodplain	0.00 ac
Slopes 25% or greater (On-Site)	0.30 ac
Wetlands	0.00 ac
Wetlands Buffer	0.00 ac
Forested Area	0.50 ac
Erodible Soils(CeC)	0.24 ac
Limit of Disturbance	2.10 ac
Impervious Area (within LOD)	1.37 ac
Green Space (within LOD)	0.73 ac
Public Road Right-of-Way	0.00 ac
Site Use	Apartment
Open Space	0.70 ac

SHEET INDEX	
NO.	DESCRIPTION
1	ENVIRONMENTAL CONCEPT PLAN
2	ENVIRONMENTAL CONCEPT PLAN



**BENCHMARKS NAD'83 HORIZONTAL**

HO.CO. #438B  
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE.  
N 550,534.19' E 1,376,905.25'

HO.CO. #438C  
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE.  
N 549,592.091' E 1,375,466.62'

**GENERAL NOTES**

- SUBJECT PROPERTY IS ZONED R-MH PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. THE PROPOSED DEVELOPMENT IS SINGLE-FAMILY ATTACHED, PER SECTION 113.1.D.2. THE BULK REGULATIONS IN SECTION 112.0.D OF THE ZONING REGULATIONS FOR THE R-A-15 DISTRICT SHALL APPLY.
- 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 DECEMBER, 2017. THE ON-SITE EXISTING TOPOGRAPHY IS BASED ON FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN DECEMBER, 2017. EXISTING UTILITIES ARE BASED ON FIELD SURVEY, COUNTY GIS, AND CONTRACT DRAWINGS.
- THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, OR 100-YEAR FLOODPLAIN LOCATED ON THIS PROJECT SITE. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA UNLESS AN ALTERNATIVE COMPLIANCE IS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- 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, DATED JUNE 7, 2019.
- THIS PROJECT IS SUBJECT TO THE FOREST CONSERVATION REQUIREMENTS. FOREST CONSERVATION CHECKLIST AND PLAN SHALL BE SUBMITTED AT A FUTURE PLAN STAGE.
- 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.
- PREVIOUS COUNTY FILE NUMBERS: S-94-039, S-04-001, S-10-001, SDP-10-001, WP-19-121

**DESIGN NARRATIVE:**

THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, OR 100-YEAR FLOODPLAIN LOCATED ON THIS PROPERTY. THERE IS 0.30 ACRES OF 25% OR GREATER STEEP SLOPES LOCATED ON THIS PROPERTY. SOME DISTURBANCE OF THESE SLOPES SHALL BE NECESSARY FOR THE DEVELOPMENT.

THIS PROJECT SITE FALLS RIGHT ON THE 'FAULT LINE' OF THE DRAINAGE DIVIDE BETWEEN THE DORSEY RUN AND DEEP RUN WATERSHEDS. THE WESTERN HALF OF THE SITE DRAINS TO THE DORSEY RUN AND THE EASTERN HALF DRAINS TO THE DEEP RUN. FOR THE SWM CONCEPT FOR THIS DEVELOPMENT PROPOSES THAT THE DISCHARGE LOCATIONS OF THE SWM PRACTICES BE LOCATED SUCH THAT THEY DISCHARGE INTO THE DORSEY RUN WATERSHED. AS SUCH, HIGHER STORM MANAGEMENT IS NOT NECESSARY. THIS CONCEPT IS ALSO BENEFICIAL AS IT WOULD ALSO REDUCE THE EXISTING DRAINAGE AREA TO THE DEEP RUN.

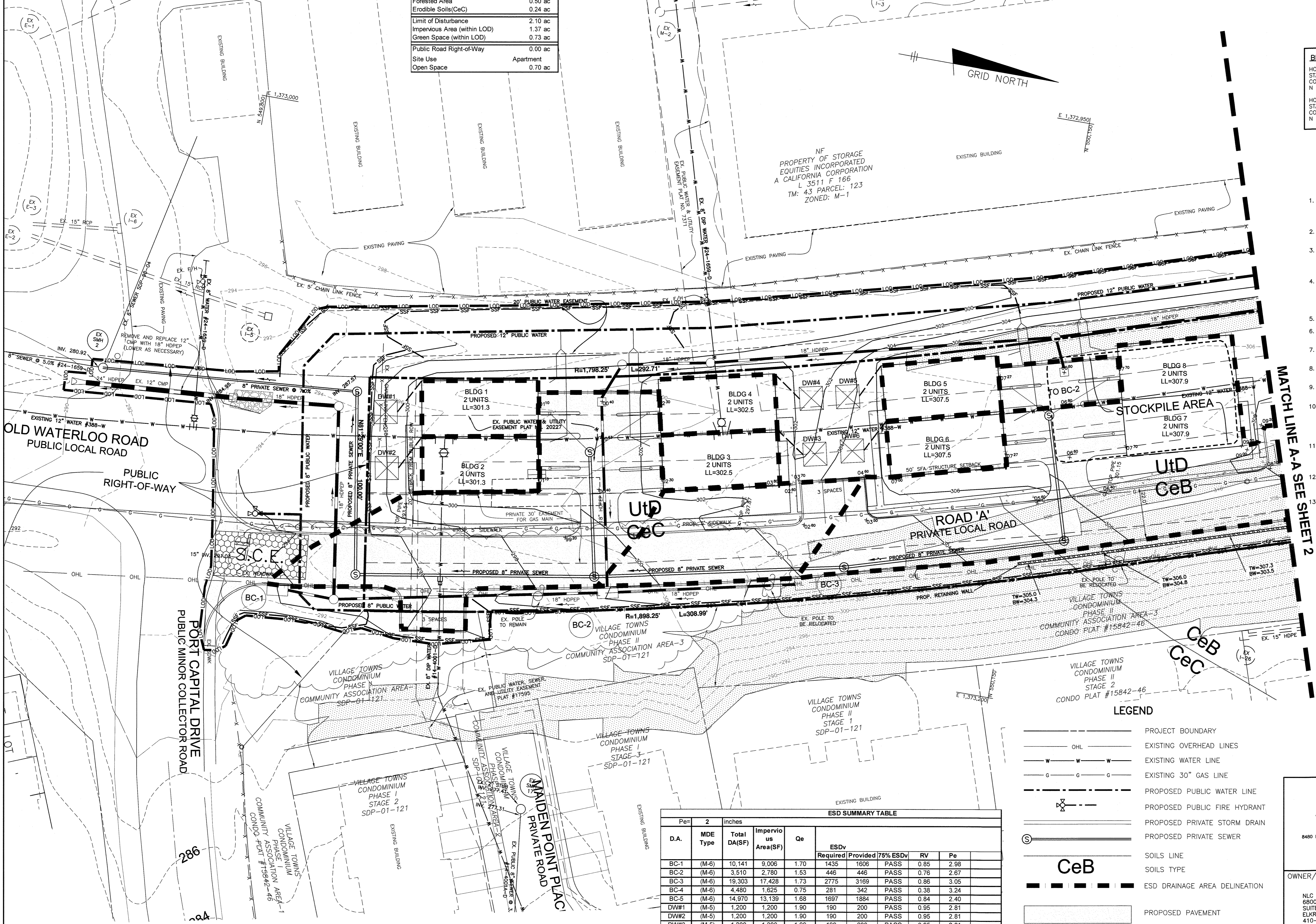
IMPERVIOUS AREAS WILL ONLY CONSIST OF THE PROPOSED ROAD PAVEMENT, SIDEWALK, DRIVEWAYS, AND ROOFTOPS. THESE AREAS SHALL ALL BE AS MINIMIZED AS POSSIBLE.

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

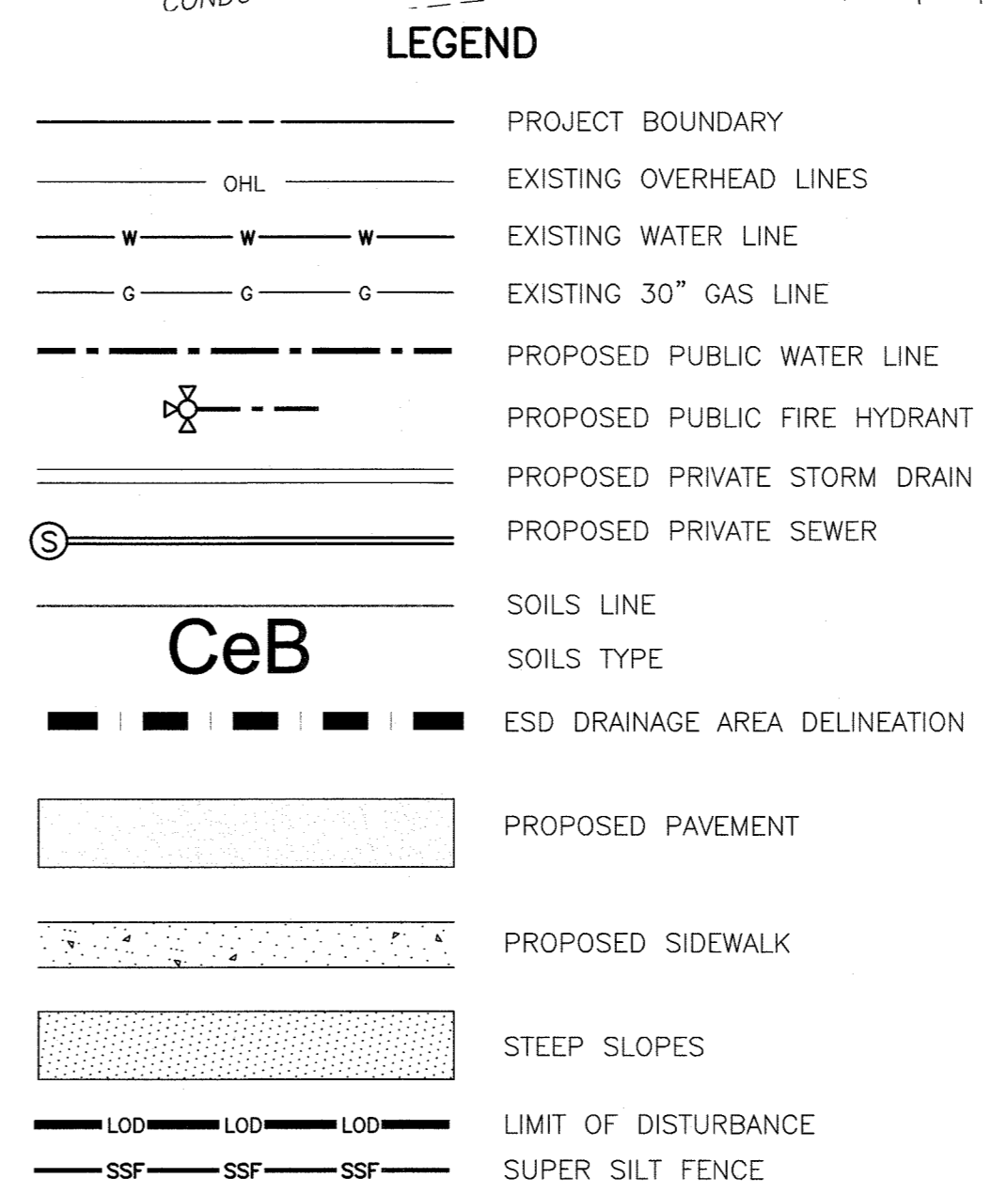
THE 5 PROPOSED (M-6) BIO-CLEAN INLETS AND 10 PROPOSED (M-5) DRYWELLS SHALL ADEQUATELY TREAT THE PROPOSED IMPERVIOUS AREAS. THE PRACTICES SHALL ALL DISCHARGE AT A LOCATION THAT IS NOT DETRIMENTAL TO THE ADJACENT PROPERTIES.

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

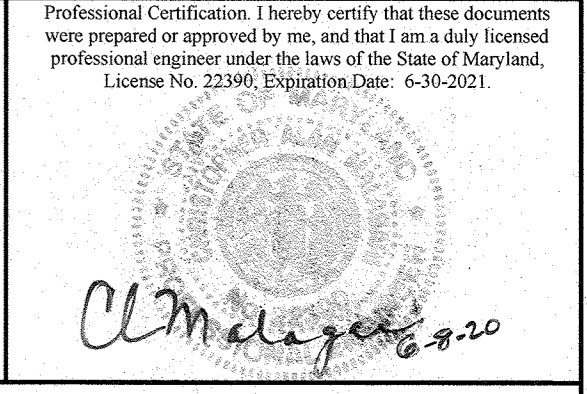
FULL TREATMENT OF THE ESDv IS BEING PROVIDED THEREFORE THIS PROJECT CAN BE CONSIDERED TO BE TREATED TO THE MAXIMUM EXTENT PRACTICAL.



ESD SUMMARY TABLE										
D.A.	MDE Type	Total DA(SF)	Impervious Area(SF)	Qe	ESDv			RV	Pe	
					Required	Provided	75% ESDv			
BC-1	(M-6)	10,141	9,006	1.70	1435	1606	PASS	0.85	2.98	
BC-2	(M-6)	3,510	2,780	1.53	446	446	PASS	0.76	2.67	
BC-3	(M-6)	19,303	17,428	1.73	2775	3169	PASS	0.86	3.05	
BC-4	(M-6)	4,480	1,625	0.75	281	342	PASS	0.38	3.24	
BC-5	(M-6)	14,970	13,139	1.68	1697	1884	PASS	0.84	2.40	
DW#1	(M-5)	1,200	1,200	1.90	190	200	PASS	0.95	2.81	
DW#2	(M-5)	1,200	1,200	1.90	190	200	PASS	0.95	2.81	
DW#3	(M-5)	1,200	1,200	1.90	190	200	PASS	0.95	2.81	
DW#4	(M-5)	1,200	1,200	1.90	190	200	PASS	0.95	2.81	
DW#5	(M-5)	1,200	1,200	1.90	190	200	PASS	0.95	2.81	
DW#6	(M-5)	1,200	1,200	1.90	190	200	PASS	0.95	2.81	
DW#11	(M-5)	1,200	1,200	1.90	190	200	PASS	0.95	2.81	
DW#12	(M-5)	1,200	1,200	1.90	190	200	PASS	0.95	2.81	
DW#13	(M-5)	1,200	1,200	1.90	190	200	PASS	0.95	2.81	
DW#14	(M-5)	1,200	1,200	1.90	190	200	PASS	0.95	2.81	
<b>Totals</b>		<b>64,404</b>	<b>55,978</b>		<b>8,534</b>	<b>9,447</b>				



**BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS, INC.**  
6840 BALTIMORE NATIONAL PIKE SUITE 315A ELLICOTT CITY, MARYLAND 21043  
(P) 410-455-6100 (F) 410-455-6644  
WWW.BEI-CIVILENGINEERING.COM

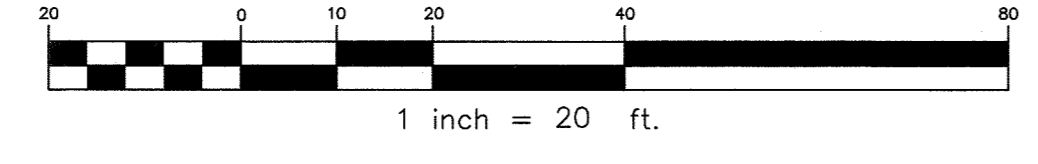


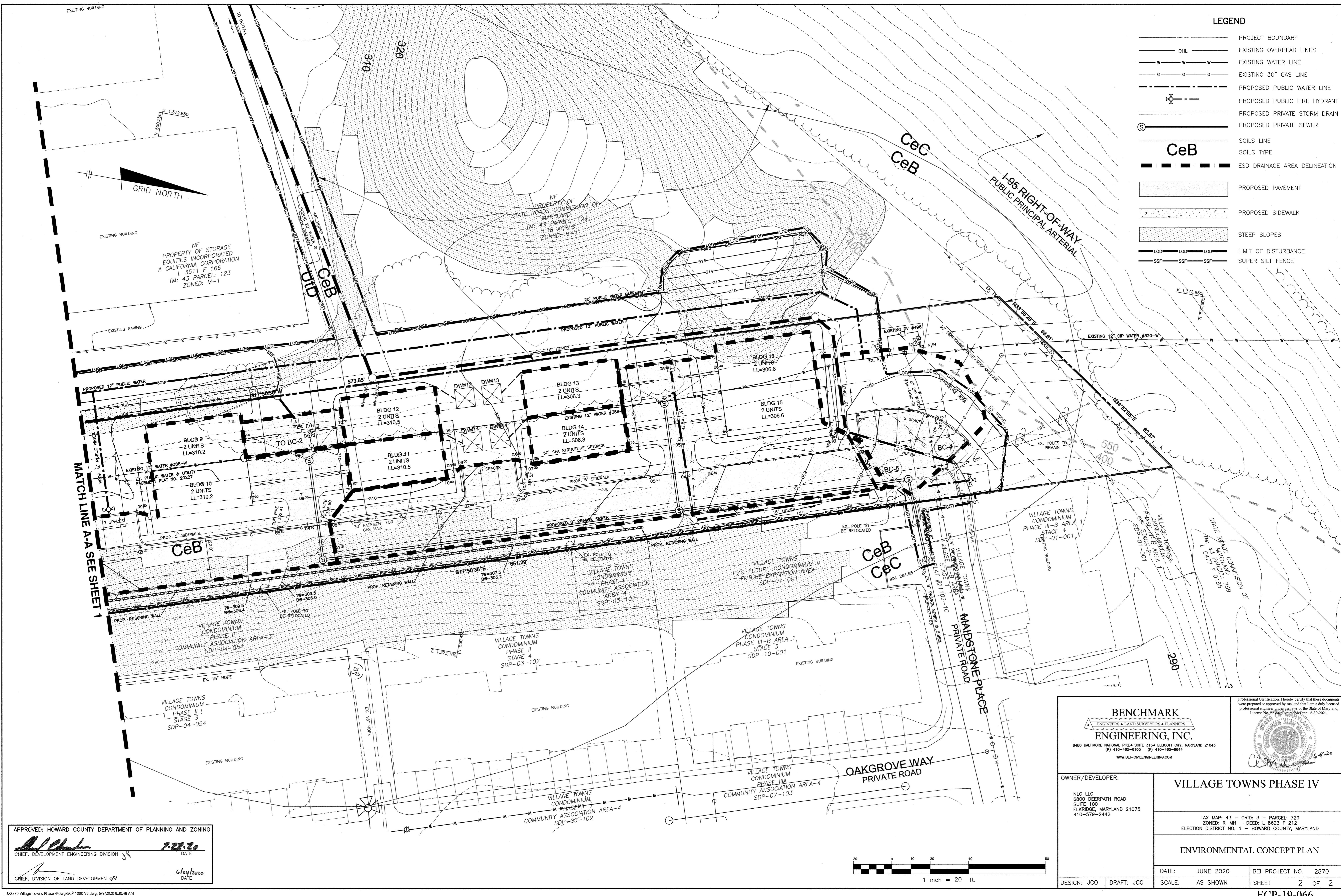
OWNER/DEVELOPER:  
NLC LLC  
6800 DEERPATH ROAD  
SUITE 100  
ELKRIE, MARYLAND 21075  
410-579-2442

VILLAGE TOWNS PHASE IV  
TAX MAP: 43 - GRID: 3 - PARCEL: 729  
ZONED: R-MH - DEED: L 8623 F 212  
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

ENVIRONMENTAL CONCEPT PLAN  
DATE: JUNE 2020 BEI PROJECT NO. 2870  
DESIGN: JCO DRAFT: JCO SCALE: AS SHOWN SHEET 1 OF 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 7.28.20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE  
6/24/2020  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE





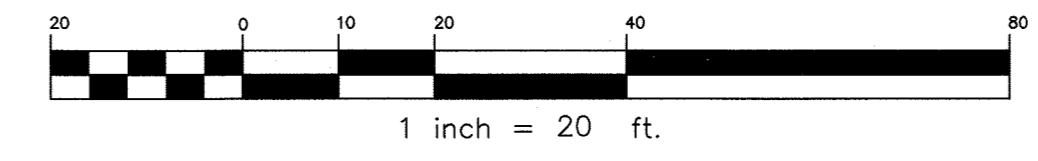
**LEGEND**

- PROJECT BOUNDARY
- EXISTING OVERHEAD LINES
- EXISTING WATER LINE
- EXISTING 30" GAS LINE
- PROPOSED PUBLIC WATER LINE
- PROPOSED PUBLIC FIRE HYDRANT
- PROPOSED PRIVATE STORM DRAIN
- PROPOSED PRIVATE SEWER
- SOILS LINE
- SOILS TYPE
- ESD DRAINAGE AREA DELINEATION
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- STEEP SLOPES
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE

**CeB**

EXISTING BUILDING  
GRID NORTH  
PROPERTY OF STORAGE EQUITIES INCORPORATED A CALIFORNIA CORPORATION  
L 3511 F 166  
TM: 43 PARCEL: 123  
ZONED: M-1

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Howard*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 7/22/20  
*Chylzae*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE



<p><b>BENCHMARK</b> ENGINEERS &amp; LAND SURVEYORS &amp; PLANNERS <b>ENGINEERING, INC.</b> 8480 BALTIMORE NATIONAL PIKE SUITE 310A ELICOTT CITY, MARYLAND 21043 (7) 410-485-4100 (F) 410-485-6644 WWW.BE-CIVILENGINEERING.COM</p>		<p>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. 20739, Expiration Date: 6-30-2021.</p>
<p>OWNER/DEVELOPER: NLC LLC 6800 DEERPATH ROAD SUITE 100 ELKBRIDGE, MARYLAND 21075 410-579-2442</p>		
<p><b>VILLAGE TOWNS PHASE IV</b></p>		
<p>TAX MAP: 43 - GRID: 3 - PARCEL: 729 ZONED: R-MH - DEED: L 8623 F 212 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND</p>		
<p><b>ENVIRONMENTAL CONCEPT PLAN</b></p>		
DESIGN: JCO	DRAFT: JCO	DATE: JUNE 2020
SCALE: AS SHOWN	PROJECT NO. 2870	SHEET 2 OF 2