

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY AND O.S.H.A., UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT INTERVALS, PREPARED BY SHANBERGER AND LANE, DATED OCTOBER 30, 2001. EXISTING TOPOGRAPHY SHOWN TAKEN FROM AN AERIAL TOPOGRAPHICAL SURVEY PREPARED BY POTOMAC AERIAL SURVEYS, DATED JANUARY 2008 AND FROM RECENTLY APPROVED GRADING PLANS.
- THE PROJECT BOUNDARY SHOWN HEREON ARE BASED ON A PLAT BY ROBERT H. VOGEL ENGINEERING, INC., DATED MARCH 2013.
- COORDINATES AND ELEVATIONS ARE BASED ON MARYLAND COORDINATE SYSTEM - NAD83(1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 43HA AND 48AA.
- THE SUBJECT PROPERTY IS ZONED M-2 PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- ELEVATIONS ARE TO FLOW LINE / BOTTOM OF CURB, UNLESS OTHERWISE NOTED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 24-4399.
- PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 14-4597-D.
- 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.
- THERE IS NO 100YR FLOODPLAIN ON SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETARIES OR HISTORIC STRUCTURES LOCATED ON-SITE.
- THERE ARE NO NATURALLY OCCURRING STEEP SLOPES ON SITE. THIS SITE WAS PREVIOUSLY MASS GRADED.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN HAS BEEN ADDRESSED UNDER SDP-10-030 P.C. (FC) PLAT NUMBER 22345, BY PROVIDING ON-SITE RETENTION OF 1.01 AC, ON-SITE REFORESTATION OF 0.24 AC, AND A FEE IN LIEU PAYMENT OF \$41,817.75 TO THE H.O.CO. FOREST CONSERVATION FUND FOR THE REMAINING 1.28 AC. OF REFORESTATION OBLIGATION (1.28 AC. = 55,757 SF. X \$0.75=\$41,817.75). FOREST CONSERVATION SURETY IN THE AMOUNT OF \$5,228.00 FOR THE ON-SITE FOREST CONSERVATION REFORESTATION EASEMENT HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT. NO SURETY WAS REQUIRED FOR THE ON-SITE FOREST RETENTION.
- ALL BUT 1,832 SF OF FOREST STAND 1 WAS CLEARED UNDER CAPITAL PROJECT J-4148-C AND SDP-10-030. OF THAT, ANOTHER 1,484 SF WILL BE CLEARED UNDER THIS PLAN. 368 SF OF FOREST STAND 1 WILL REMAIN AT THE COMPLETION OF THIS PLAN.
- THE SITE WAS FIELD INVESTIGATED BY ECO-SCIENCE PROFESSIONALS, INC ON JUNE 29, 2017. THERE ARE NO STREAMS OR THEIR BUFFERS ON-SITE AN THE SMALL AREA OF WETLANDS SHOWN WITHIN THE PROPERTY BOUNDARY WAS FOUND TO BE MAN-MADE AND NON-REGULATORY.
- A GEOTECHNICAL REPORT FOR THIS PROJECT WILL BE PROVIDED AT SITE DEVELOPMENT STAGE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE ORIGINAL FOREST STAND DELINEATION PREPARED BY SITE RESOURCES INC., DATED MAY 30, 2002, AND SUBSEQUENTLY REVISED BY ROBERT H. VOGEL ENGINEERING, DATED 2013. SUBSEQUENT DEVELOPMENT PLANS DETAIL THE CLEARING AND ESTABLISHMENT OF FOREST CONSERVATION EASEMENTS. A NEW FIELD REVIEW AND ENVIRONMENTAL REPORT WERE COMPLETED BY JOHN CANOLES AND ECO-SCIENCE PROFESSIONALS, DATED JULY 7, 2017, AND CURRENT CONDITIONS ARE ACCURATELY REFLECTED HEREIN, ON THE EXISTING CONDITIONS PLAN.
- DORSEY RUN ROAD IS CLASSIFIED AS A MAJOR COLLECTOR. SITE ACCESS SHALL BE VIA A PROPOSED TWO 24' WIDE COMMERCIAL ENTRANCES ALONG DORSEY RUN ROAD.
- THERE ARE NO EXISTING DWELLINGS OR STRUCTURES ON SITE.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE SEVEN (7) MICRO-BIORETENTION (F-B) FACILITIES, AS WELL AS BY PROVIDING ADDITIONAL GRAVEL STORAGE AT THE BOTTOM OF FACILITIES. ALL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- 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.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME.
- THIS SITE DOES NOT LIE IN A DRAINAGE AREA REQUIRING 100 YEAR STORMWATER MANAGEMENT.

SITE ANALYSIS DATA CHART

- A. TOTAL PARCEL AREA: 4.01 AC.
- B. AREA OF STREAMS AND BUFFERS: 0 S.F. / 0.00 AC.±
- C. AREA OF WETLANDS AND BUFFERS: 0 S.F. / 0.00 AC.± (1068 S.F. ON-SITE AREA SHOWN IS MAN-MADE AND NOT REGULATORY)
- D. AREA OF FLOODPLAIN: 0 S.F. / 0.00 AC.±
- E. AREA OF FOREST: 1,832 SF / 0.04 AC.
- F. AREA OF MDE STEEP SLOPES (20% & GREATER): 0 S.F. OR 0.00 AC.±
- G. ERODIBLE SOILS: N/A
- H. LIMIT OF DISTURBED AREA: 178,783 S.F. / 4.10 AC. +/- (INCLUDES DISTURBANCE TO RIGHT OF WAY FOR UTILITY CONSTRUCTION)
- I. PROPOSED DEVELOPMENT AREA: 184,250 S.F. / 4.23 AC. +/- (INCLUDES PARCEL AREA AND OFFSITE DISTURBANCES)
- J. PROPOSED USE: FLEX WAREHOUSE / 38,600 SF
- K. GREEN OPEN AREA: 60,018 S.F. / 1.38 AC.
- L. PROPOSED IMPERVIOUS AREA: 121,681 S.F. / 2.79 AC.
- M. PRESENT ZONING DESIGNATION: M-2
- N. DPZ FILE REFERENCES: CONTRACT NO. 24-4399, CONTRACT NO. 14-4597-D, 8A-0265C, SDP-03-164 AMERICAS (VOIDED), WP-11-095, WP-12-084, WP-13-084, WP-13-143, SDP-10-030 (VOIDED), J-4148-C

ENVIRONMENTAL SITE DESIGN NARRATIVE:

- IN ACCORDANCE WITH CHECKLIST ITEM III.K.
- THIS SITE WAS PREVIOUSLY MASS GRADED UNDER CAPITAL PROJECT J-4148-C AND SDP-10-030. THE NATURAL AREAS THAT REMAIN ON THE PROJECT SITE CONSIST OF A SMALL STAND OF FOREST LOCATED IN THE SOUTHERN PORTION OF THE SITE. THE SITE DRAINS TO THE SOUTH. THERE IS NO DISTURBANCE PROPOSED TO ANY STREAM OR STREAM BUFFER. NO WETLAND OR WETLAND BUFFER DISTURBANCE IS PROPOSED. THE WETLAND AREA SHOWN INSIDE THE EXISTING BASIN IS MAN-MADE AND HAS BEEN DETERMINED TO BE NON-REGULATORY. THERE WILL BE SOME DISTURBANCE TO THE REMAINING FOREST STAND.
 - NO CHANGE TO THE NATURAL DRAINAGE PATTERNS ARE PROPOSED, PLEASE REFER TO THE PROPOSED GRADING, SHEET 2.
 - THE CONCEPTUAL REDUCTION IN IMPERVIOUS AREA THROUGH BETTER SITE DESIGN IS ACHIEVED THROUGH THE ENVIRONMENTAL SITE DESIGN (ESD) FOR THE PROJECT. THE ESD CONCEPT INCLUDES THE USE OF MICRO-SCALE PRACTICES INCLUDING SEVEN (7) MICRO-BIORETENTION (F-B) FACILITIES AS WELL AS PROVIDING ADDITIONAL GRAVEL STORAGE AND RECHARGE VOLUME BENEATH THESE FACILITIES. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
 - SEDIMENT CONTROL FOR THIS SPECIFIC SITE PLAN WILL BE PROVIDED THROUGH THE USE OF SUPER SILT FENCE PERIMETER CONTROLS, SEDIMENT TRAPS AND INLET PROTECTION. SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH CURRENT REQUIREMENTS AND SHALL BE APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
 - STORMWATER MANAGEMENT FOR THE PROJECT SHALL BE MET THROUGH THE USE OF MICRO-SCALE PRACTICES PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE SEVEN (7) MICRO-BIORETENTION (F-B) FACILITIES AS WELL AS PROVIDING ADDITIONAL GRAVEL STORAGE AND RECHARGE VOLUME BENEATH THESE FACILITIES. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
 - THE RESULTS OF THE ENVIRONMENTAL SITE DESIGN FOR THIS PROJECT WILL REFLECT "WOODS IN GOOD CONDITION".

TARGET PE = 2.10"
TARGET ESDv = 20,745 CU FT
PROVIDED ESDv = 20,855 CU FT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/20/19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

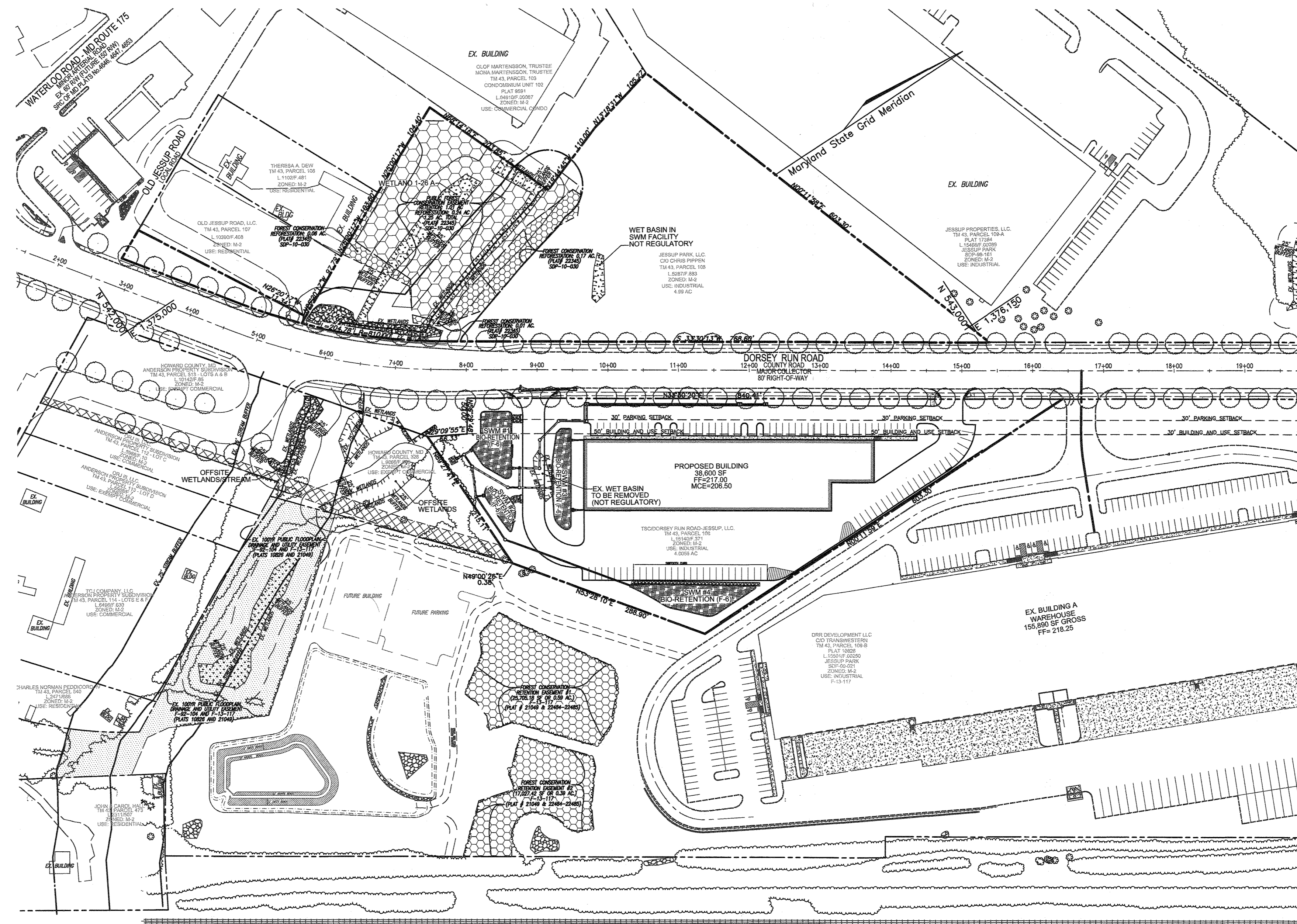
[Signature] 11/21/19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

TPC RACING

ENVIRONMENTAL CONCEPT PLAN

7869 DORSEY RUN ROAD

JESSUP, MARYLAND 20794

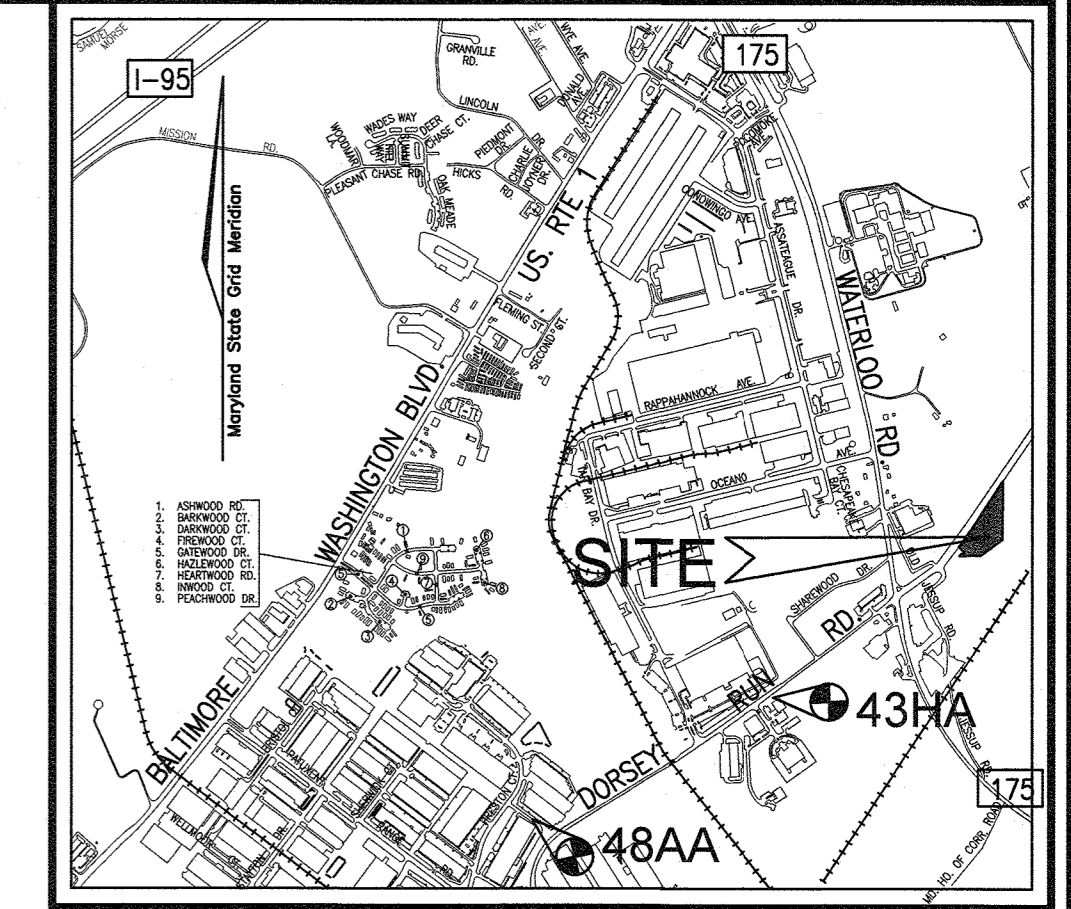
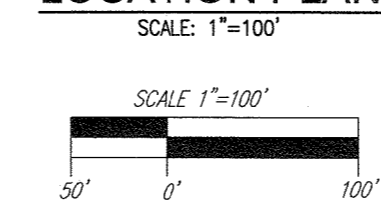


NOTES:

- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED BUILDING AND/OR GRADING PERMIT
- REVIEW OF THIS PLAN FOR COMPLIANCE WITH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE PERMIT STAGES; AND THEREFORE, THIS PLAN IS SUBJECT TO ADDITIONAL AND MORE DETAILED COMMENTS AS THE PLAN PROGRESSES THROUGH THE PERMIT PROCESS.
- THERE ARE ENVIRONMENTAL FEATURES: A SMALL AREA OF REMAINING FOREST STAND EXISTS WITHIN THE DEVELOPMENT AREA. THERE ARE NO STREAMS, STEEP SLOPES, WETLANDS OR THEIR BUFFERS WITHIN THE DEVELOPMENT AREA.

NO DISTURBANCE TO FLOODPLAIN, WETLANDS OR WETLAND BUFFER ARE PROPOSED.

LOCATION PLAN



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP: 41-E1

BENCHMARKS

HOWARD COUNTY BENCHMARK 48AA
N 539,314.900 E 1,371,539.251 ELEV.: 240.78'
HOWARD COUNTY BENCHMARK 43HA
N 540,761.716 E 1,373,837.365 ELEV.: 224.89'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING STREAM
- EXISTING STREAM BANK
- EXISTING CURB AND GUTTER
- EXISTING TREELINE
- EXISTING TREES
- PROPOSED CURB AND GUTTER
- PROPOSED STORM DRAIN
- PROPOSED STORM INLET
- EXISTING WETLANDS
- EX. FOREST CONSERVATION EASEMENT (RETENTION) (PLAT # 22345 - L5287/F.683 & PLAT 21049, 22494 & 22485 - L15501/F.00205)
- EX. FOREST CONSERVATION EASEMENT (REFORESTATION) (PLAT # 22345 - L5287/F.683)
- PROPOSED STORMWATER FACILITY
- EX. PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT (PLAT 10826)

NO.	REVISION	DATE

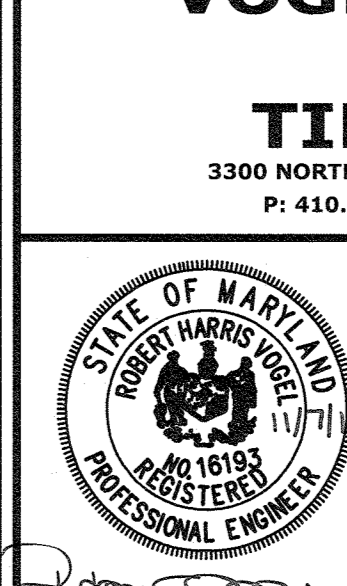
ENVIRONMENTAL CONCEPT PLAN

COVER SHEET

TPC RACING
7869 DORSEY RUN ROAD
JESSUP, MD 20794
L. 16140 / F. 00371

TAX MAP 43 GRID 22, 1ST ELECTION DISTRICT
ZONED: M-2
PARCEL: 108-B
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING



TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

DESIGN BY: RHH/GAH
DRAWN BY: GAH
CHECKED BY: RHH
DATE: NOVEMBER 2019
SCALE: AS SHOWN
W.O. NO.: 04-76

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: 08-27-2020

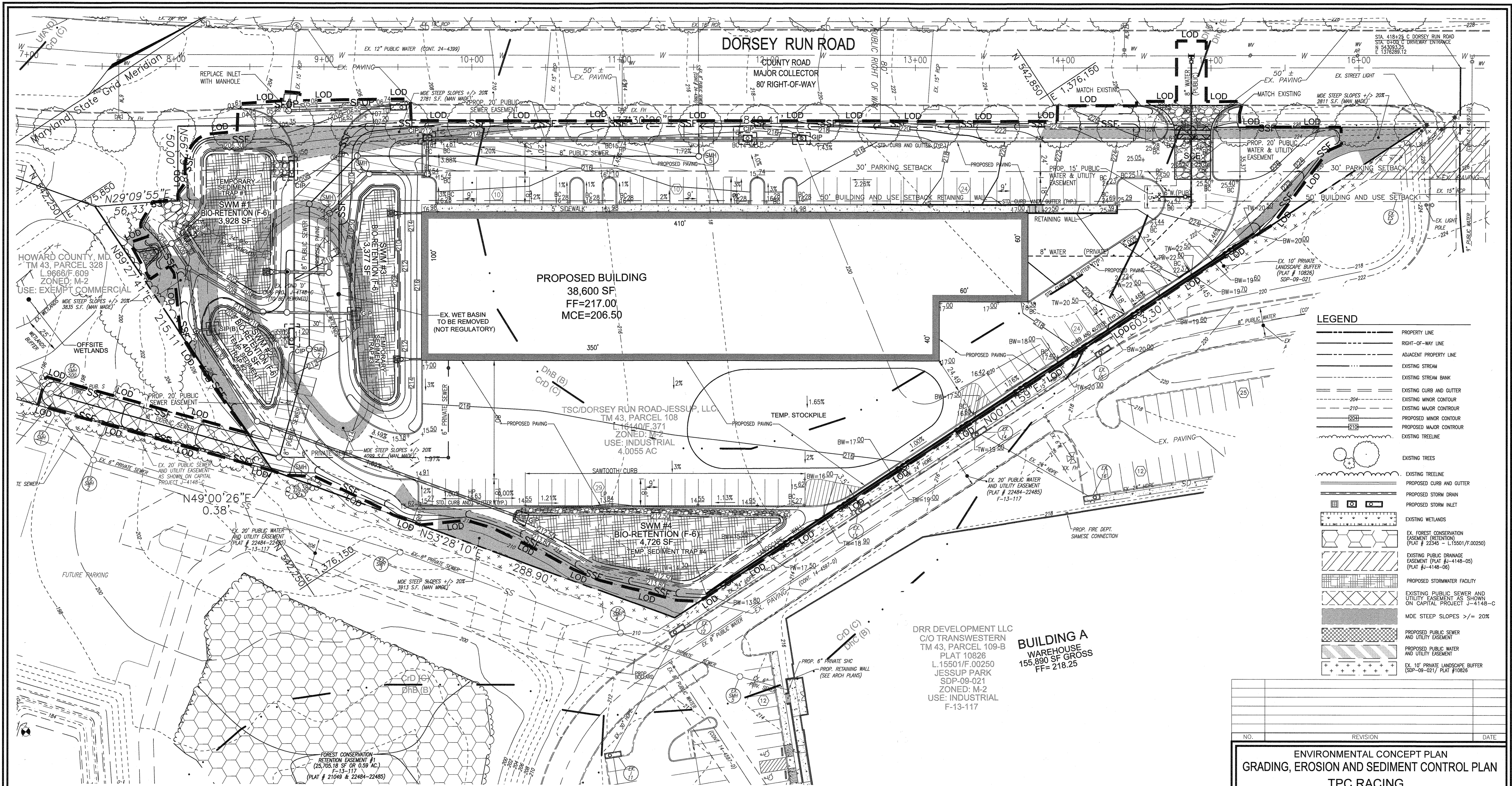
1 SHEET OF 3

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 3
SOILS MAP AND GRADING AND SOIL EROSION AND SEDIMENT CONTROL PLAN	2 OF 3
SWM DRAINAGE AREA MAP, NOTES & DETAILS	3 OF 3

OWNER
TSC/DORSEY RUN ROAD-JESSUP, LLC
C/O BRUCE JAFFEE
8600 SNOWDEN RIVER PARKWAY
SUITE # 207
COLUMBIA, MD 21045
(301) 596-0222

DEVELOPER
MLW, LLC
C/O MICHAEL LEVITAS
8040 WASHINGTON BLVD.
JESSUP, MD 20794
(410) 799-7223
TPCRACING@GMAIL.COM

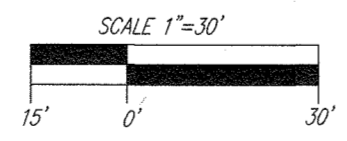


LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING STREAM
[Symbol]	EXISTING STREAM BANK
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	EXISTING MINOR CONTOUR
[Symbol]	EXISTING MAJOR CONTOUR
[Symbol]	PROPOSED MAJOR CONTOUR
[Symbol]	PROPOSED MAJOR CONTOUR
[Symbol]	EXISTING TREELINE
[Symbol]	EXISTING TREES
[Symbol]	EXISTING TREELINE
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PROPOSED STORM INLET
[Symbol]	EXISTING WETLANDS
[Symbol]	EX. FOREST CONSERVATION EASEMENT (RETENTION) (PLAT # 22345 - L15501/F.00250)
[Symbol]	EXISTING PUBLIC DRAINAGE EASEMENT (PLAT # 4148-05) (PLAT # 4148-06)
[Symbol]	PROPOSED STORMWATER FACILITY
[Symbol]	EXISTING PUBLIC SEWER AND UTILITY EASEMENT AS SHOWN ON CAPITAL PROJECT J-4148-C
[Symbol]	MDE STEEP SLOPES >= 20%
[Symbol]	PROPOSED PUBLIC SEWER AND UTILITY EASEMENT
[Symbol]	PROPOSED PUBLIC WATER AND UTILITY EASEMENT
[Symbol]	EX. 10' PRIVATE LANDSCAPE BUFFER (SDP-09-021) PLAT #10826

GRADING, SEDIMENT AND EROSION CONTROL PLAN

SCALE: 1"=30'



NOTE:
EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/20/19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/21/19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

MAPPED SOILS TYPES - SAVAGE SE MAP #25

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	HYDRIC	HYDRIC INCLUSIONS	PRIME FARMLAND	<15% SLOPE W/ EROSION POTENTIAL
DhB	DOWNER-HAMMONTON SANDY LOAM, 2 TO 5 PERCENT	B	.17	NO	NO	NO	NO
DhC	DOWNER-HAMMONTON SANDY LOAM, 5 TO 10 PERCENT	B	.17	NO	NO	NO	NO
Cd	CROOM AND EVESBORO SOILS, 10 TO 15 PERCENT SLOPES	C	.37	NO	NO	NO	YES

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY

NOTE:
HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

DRR DEVELOPMENT LLC
C/O TRANSWESTERN
TM 43, PARCEL 109-B
PLAT 10826
L.15501/F.00250
JESSUP PARK
SDP-09-021
ZONED: M-2
USE: INDUSTRIAL
F-13-117

BUILDING A
WAREHOUSE
155,890 SF GROSS
FF= 218.25

**ENVIRONMENTAL CONCEPT PLAN
GRADING, EROSION AND SEDIMENT CONTROL PLAN**

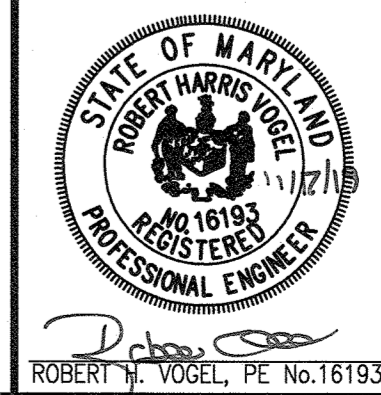
TPC RACING
7869 DORSEY RUN ROAD
JESSUP, MD 20794
L. 16140 / F. 00371

TAX MAP 43 GRID 22 PARCEL 108-B
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

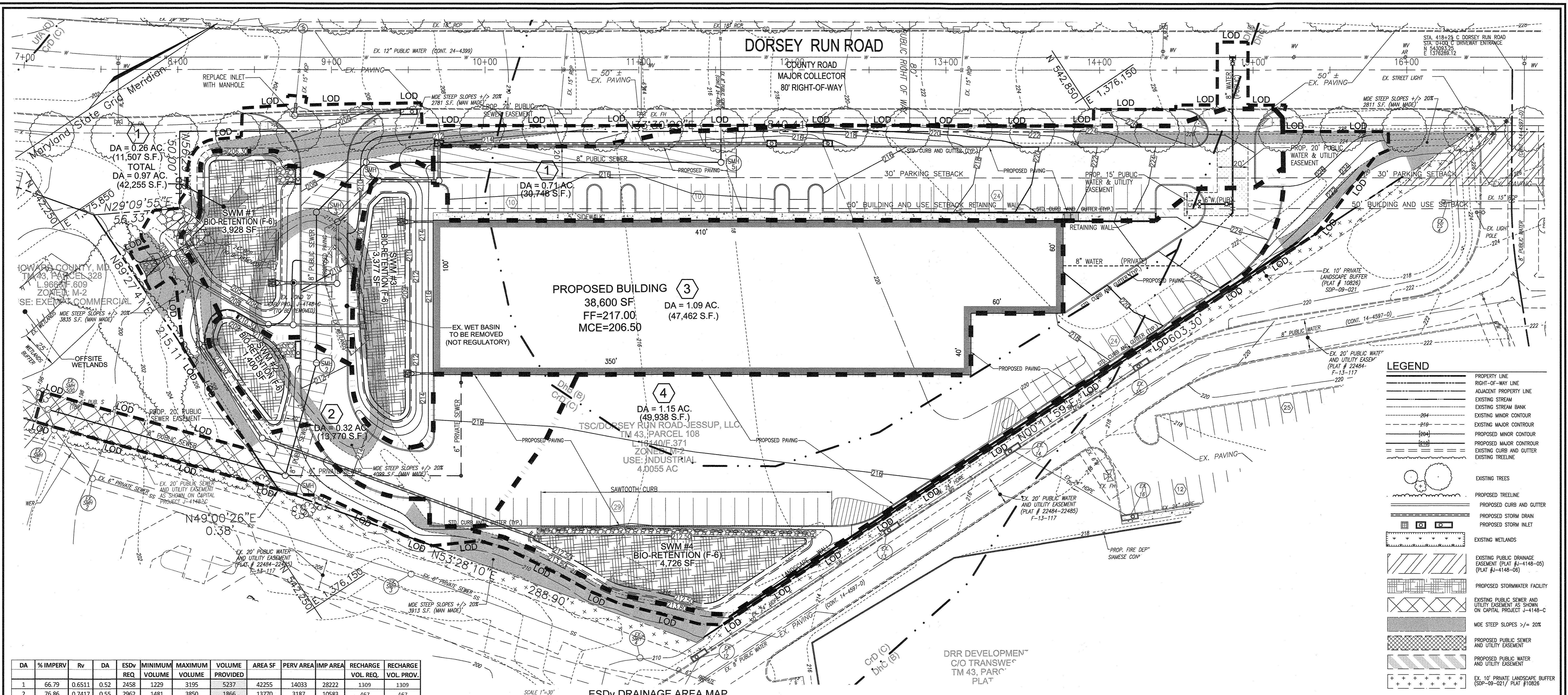
TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com



DESIGN BY: RHV/GAH
DRAWN BY: GAH
CHECKED BY: RHV
DATE: NOVEMBER 2019
SCALE: AS SHOWN
W.O. NO.: 04-78

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. 16193 EXPIRATION DATE: 09-27-2024



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING STREAM
- EXISTING STREAM BANK
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING CURB AND GUTTER
- EXISTING TREELINE
- EXISTING TREES
- PROPOSED TREELINE
- PROPOSED CURB AND GUTTER
- PROPOSED STORM DRAIN
- PROPOSED STORM INLET
- EXISTING WETLANDS
- EXISTING PUBLIC DRAINAGE EASEMENT (PLAT #4-4148-05) (PLAT #4-4148-05)
- PROPOSED STORMWATER FACILITY
- EXISTING PUBLIC SEWER AND UTILITY EASEMENT AS SHOWN ON CAPITAL PROJECT J-4148-C
- MDE STEEP SLOPES >= 20%
- PROPOSED PUBLIC SEWER AND UTILITY EASEMENT
- PROPOSED PUBLIC WATER AND UTILITY EASEMENT
- EX. 10' PRIVATE LANDSCAPE BUFFER (SDP-09-021) PLAT #10826

DA	% IMPERV	Rv	DA	ESDv REQ	MINIMUM VOLUME	MAXIMUM VOLUME	VOLUME PROVIDED	AREA SF	PERV AREA	IMP AREA	RECHARGE VOL. REQ.	RECHARGE VOL. PROV.	
1	66.79	0.6511	0.52	2458	1229	3195	5237	42255	14033	28222	1309	1309	
2	76.86	0.7417	0.55	2962	1481	3850	1866	13770	3187	10583	467	467	
3	81.33	0.7820	0.36	2044	1022	2657	6529	47462	8862	38600	1126	1126	
4	76.14	0.7353	0.65	3470	1735	4511	6301	49938	11914	38024	1575	1575	
*TOTAL ESDv BY SUBAREA					10933			19933		**TOTAL:		4477	4477
*TOTAL ESDv REQUIRED FOR SITE =					19,553 C.F.								
**TOTAL Rev REQUIRED FOR SITE =					1,884 C.F.								

MAPPED SOILS TYPES - SAVAGE SE MAP #25

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	HYDRIC	HYDRIC INCLUSIONS	PRIME FARMLAND	<15% SLOPE W/ EROSION POTENTIAL
DhB	DOWNER-HAMMONTON SANDY LOAM, 2 TO 5 PERCENT	B	.17	NO	NO	NO	NO
DhC	DOWNER-HAMMONTON SANDY LOAM, 5 TO 10 PERCENT	B	.17	NO	NO	NO	NO
CrD	CROM AND EVESBORO SOILS, 10 TO 15 PERCENT SLOPES	C	.37	NO	NO	NO	YES

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY
 NOTE:
 HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

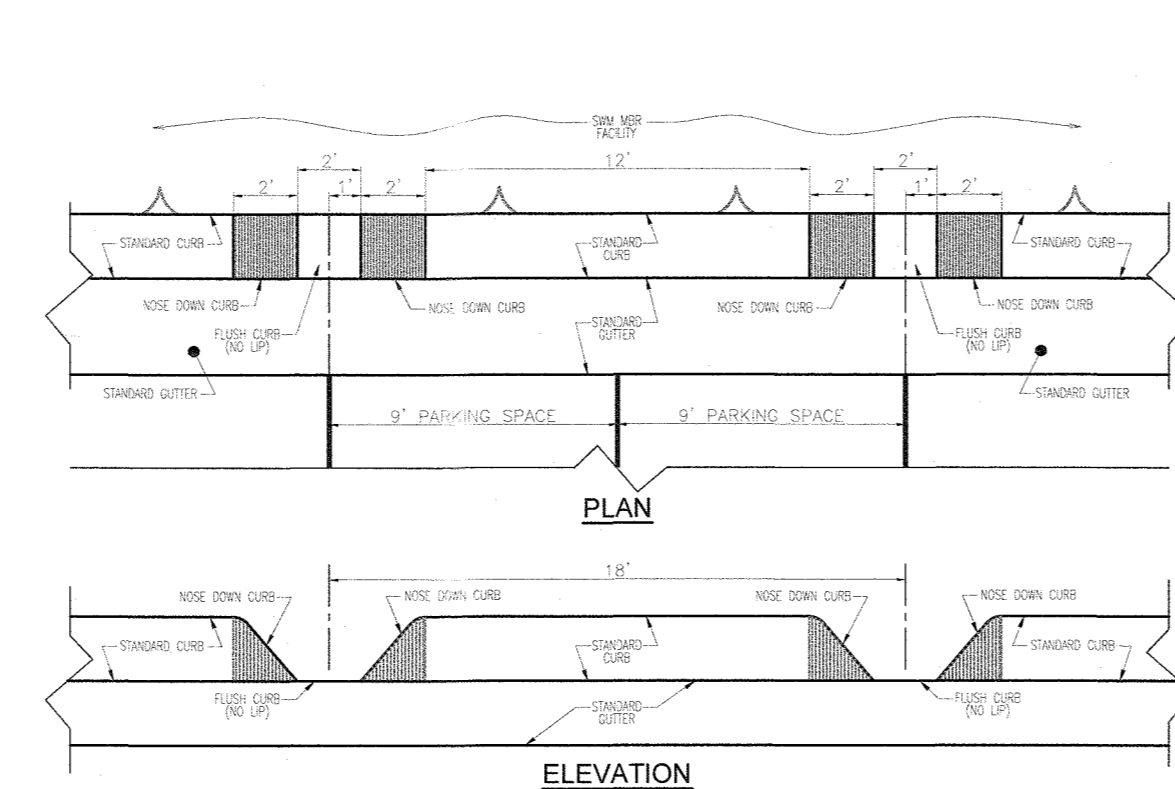
NOTE:
 EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

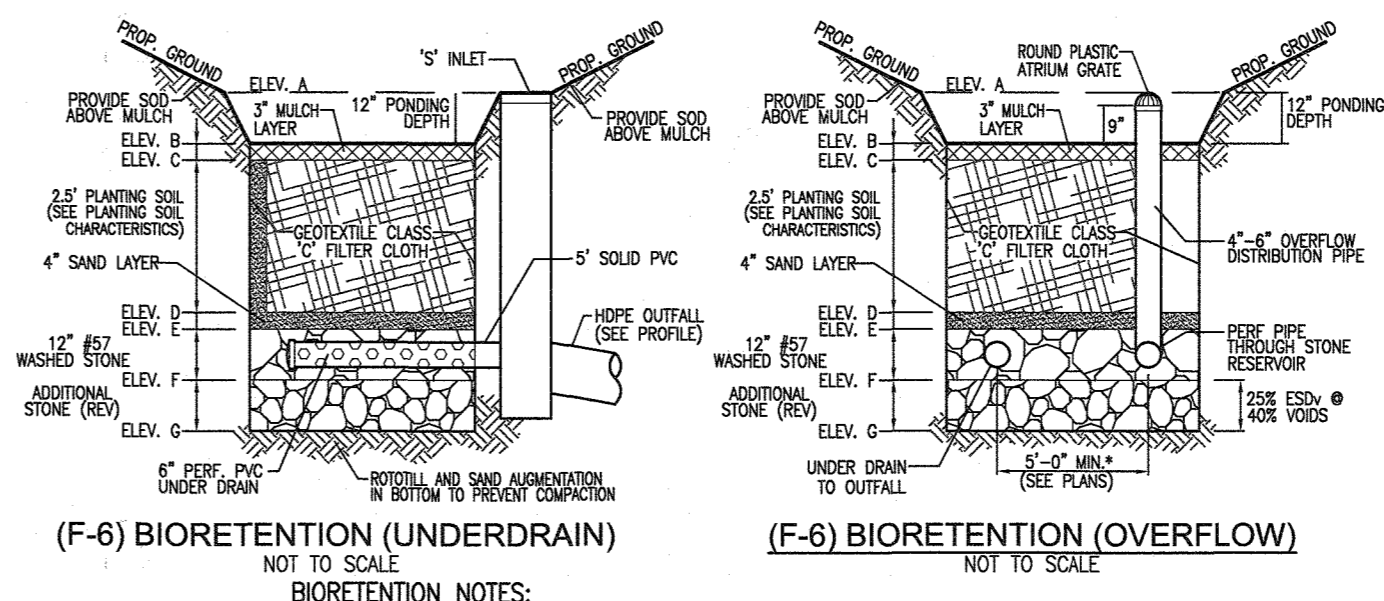
[Signature] 11/20/19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 4 DATE

[Signature] 11/21/19
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

ESDv DRAINAGE AREA MAP
 SCALE: 1"=30'



SAWTOOTH SWM CURB DETAIL ADJACENT TO MICRO-BIORETENTION
 NOT TO SCALE



(F-6) BIORETENTION (UNDERDRAIN)
(F-6) BIORETENTION (OVERFLOW)
 NOT TO SCALE

BIORETENTION NOTES:

- ONLY THE SIDES OF BIORETENTION ARE TO BE WRAPPED IN FILTER FABRIC. FILTER FABRIC BETWEEN LAYER OR AT THE BOTTOM OF THE BIORETENTION WILL CAUSE THE WATER TO FLOW AND THEREFORE SHALL NOT BE INSTALLED.
- WRAP THE PERFORATED UNDERDRAIN PIPE WITH 1/4" MESH (4x4) OR SMALLER GALVANIZED WARDING CLOTH.
- PROVIDE 2" MINIMUM SPACING BETWEEN UNDER DRAIN AND PERFORATED PIPE THROUGH STONE RESERVOIR OR SPACE PIPE EQUALLY ACROSS BOTTOM FOR SMALL BOX. (SEE PLANS)

OPERATION AND MAINTENANCE SCHEDULE FOR BIO-RETENTION AREAS

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, TREATMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
ESDv DRAINAGE AREA MAP AND DETAILS

TPC RACING
 7869 DORSEY RUN ROAD
 JESSUP, MD 20794
 L. 16140 / F. 00371

TAX MAP 43 GRID 22
 1ST ELECTION DISTRICT

ZONED: M-2
 PARCEL 108-6
 HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

OWNER
 TSC/DORSEY RUN ROAD-JESSUP, LLC
 C/O BRUCE JAFFEE
 8600 SNOWDEN RIVER PARKWAY
 SUITE # 207
 COLUMBIA, MD 21045
 (301) 596-0222

DEVELOPER
 MWL/LLC
 C/O MICHAEL LEVITAS
 8040 WASHINGTON BLVD.
 JESSUP, MD 20794
 (410) 799-7223
 TPCRACING@GMAIL.COM

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. 11893 EXPIRATION DATE: 09-27-2020

DESIGN BY: RHV/GAH
 DRAWN BY: GAH
 CHECKED BY: RHV
 DATE: NOVEMBER 2019
 SCALE: AS SHOWN
 W.O. NO.: 04-76

3 SHEET OF 3