

GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SPECIFIED.
2. THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP, PERFORMED IN JUNE, 2019. OFFSITE TOPOGRAPHY IS FROM HOWARD COUNTY GIS.
3. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP, DATED JUNE, 2019.
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. 43EB AND 43EM1 WERE USED FOR THIS PROJECT.
5. THE SUBJECT PROPERTY IS ZONED "R-SC" IN ACCORDANCE WITH THE 10/8/2013 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 FOREST CONSERVATION EASEMENT AREAS.
7. THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
8. WATER FOR THIS PROJECT IS TO BE FROM 76-W, AND SEWER SERVICE FOR THIS PROJECT IS TO BE FROM 676-S.
9. THERE ARE NO FLOODPLAIN ON THE PROPERTY.
10. THERE ARE NO STEEP SLOPES OVER 20,000 CONTIGUOUS SQUARE FEET ON THE PROPERTY.
11. THIS PROPERTY IS LESS THAN 40,000 SF. FOREST CONSERVATION IS NOT REQUIRED FOR THIS PROPERTY.
12. THERE ARE NO WETLANDS, STREAMS OR BUFFERS PRESENT ON THE SITE.
13. A GEOTECHNICAL STUDY WILL BE PROPOSED IN CONJUNCTION WITH THE PRELIMINARY PLAN.
14. HICKS ROAD AND CHARLIE JOYNER DRIVE ARE LOCAL ROADS.
15. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEASEMENTS ON THIS PROPERTY. THERE IS ONE EXISTING STRUCTURE ON THIS SITE TO BE REMOVED. THE SITE IS NOT LISTED ON THE HISTORIC SITES INVENTORY.
16. STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA SYSTEM. THE MICRO-SCALE PRACTICES USED ARE FOUR MICRO-BIORETENTION FACILITIES (M-4) AND NON STRUCTURAL METHOD, DISCONNECTION OF NON-ROOFTOP RUNOFF. 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.
19. THIS PLAN WILL BE CONSIDERED AN INITIAL SUBDIVISION PER SECTION 16.127 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

ENVIRONMENTAL SITE DESIGN NARRATIVE:

1. THE PROPERTY IS A GENERALLY LEVEL LOT. THERE IS NO FOREST, WETLAND, AND STREAM ON SITE.
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 FACILITIES (M-6), RAIN BARRELS, AND NON-ROOFTOP DISCONNECTS (N-2).
4. SEDIMENT CONTROL FOR THIS SPECIFIC SITE PLAN WILL BE PROVIDED THROUGH THE USE OF 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 MICRO-SCALE PRACTICE OF MICRO-BIORETENTION FACILITIES (M-6), RAIN BARRELS, AND NON STRUCTURAL METHOD, DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2). THE PROPOSED PRACTICES HAVE BEEN MAXIMIZED TO THE EXTENT PRACTICAL. THE CALCULATED RAINFALL TARGET (RT) FOR THIS PROJECT IS 1.0", AND THE TOTAL RUNOFF VOLUME (ESDV) REQUIRED IS 698 CF.
6. NO ALTERNATIVE COMPLIANCE REQUIRED FOR THIS PROJECT.

SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA:	0.76 AC.
NET AREA OF PROJECT:	0.689 AC.
AREA OF WETLANDS AND WETLAND BUFFERS:	0.0 S.F. OR 0.0 AC.
AREA OF FLOODPLAIN:	0.00 AC.
AREA OF FOREST:	0.00 AC.
AREA OF MODERATE SLOPES (15% TO 24.99%):	0.00 AC.
AREA OF STEEP SLOPES (25% OR GREATER):	0.00 AC.
ERODIBLE SOILS:	0.00 AC.
LIMIT OF DISTURBED AREA:	0.64 AC.
PROPOSED USES FOR SITE AND STRUCTURES:	RESIDENTIAL
GREEN OPEN AREA:	0.66 AC. (OPEN AND ENVIRONMENTAL)
PROPOSED IMPERVIOUS AREA:	0.18 AC.
PRESENT ZONING DESIGNATION:	R-SC
DPZ FILE REFERENCES:	XXX

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3/29/21
 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 2/24/22
 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

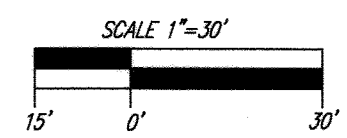
MAPPED SOILS TYPES - HOWARD COUNTY, MARYLAND					
SYMBOL	NAME / DESCRIPTION	GROUP	HYDRC	Kw RANGE	HIGHLY ERODIBLE
Umb	URBAN LAND-SASSAPRAS BELTUVIA COMPLEX 0 TO 5% SLOPES	D	NO	0.37	YES

NOTE:
 TAKEN FROM: USDA, SCS--WEB SOIL SURVEY, AND HOWARD COUNTY SOIL CONSERVATION DISTRICT WEBSITE DOCUMENTS
 HTTPS://WWW.HOWARDSOCD.ORG/DOCUMENTS
 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

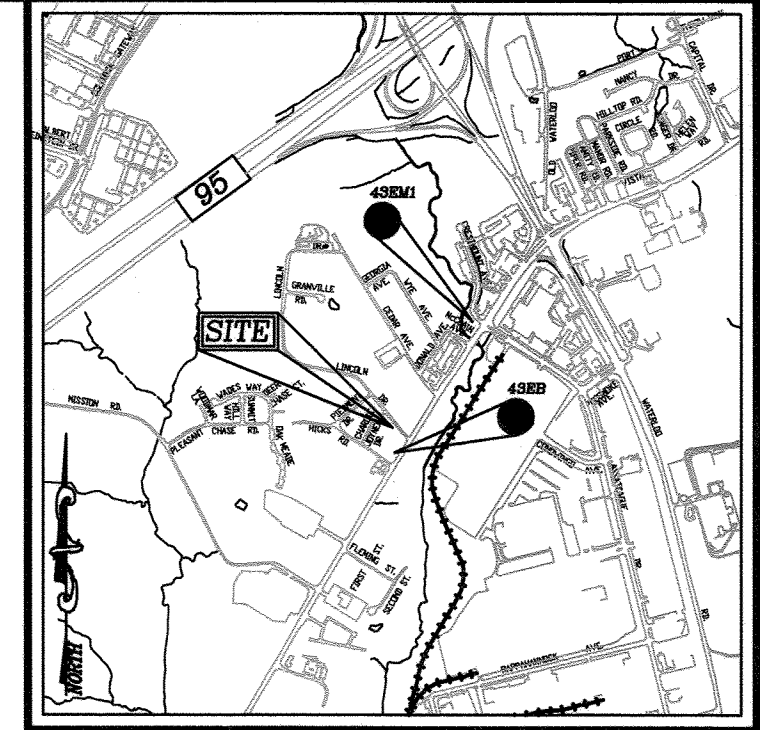
ENVIRONMENTAL CONCEPT PLAN HICKS PROPERTY 8120 HICKS ROAD HOWARD COUNTY, MD



ESDV CONCEPT PLAN
 SCALE: 1"=30'



BENCHMARKS
 HOWARD COUNTY BENCHMARK - 43EM1
 N 545924.87 E 1371561.74 ELEV.: 200.14
 HOWARD COUNTY BENCHMARK - 43EB
 N 545963.64 E 1371573.84 ELEV.: 216.32



VICINITY MAP
 SCALE: 1"=2,000'
 ADC MAP = 34 CB

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING PAVING
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- S&E
- SIC2
- EXISTING TREE LINE
- PROPOSED PAVING
- PROPOSED CONTOUR
- EXISTING TREE
- EXISTING MAILBOX
- EXISTING JUNCTION BOX
- EXISTING SIGN
- EXISTING UTILITY POLE
- NON-ROOF TOP DISCONNECT
- MICRO BIO-RETENTION
- SIDEWALK

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET AND ESDV CONCEPT PLAN	1 OF 2
STORMWATER MANAGEMENT DRAINAGE AREA MAP & DETAILS	2 OF 2

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
 COVER SHEET
 AND ESDV CONCEPT PLAN
 8120 HICKS ROAD, JESSUP, MD 20794
 ZONE: R-SC
 TAX MAP 43 BLOCK 14
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 PARCEL 491

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

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 UNDER LICENSE NO. 16193 EXPIRATION DATE 10-22-2022
 DESIGN BY: RHV
 DRAWN BY: KG
 CHECKED BY: RHV
 DATE: FEBRUARY 2021
 SCALE: 1"=30'
 W.O. NO.: 43808
 1 SHEET OF 2

OWNER
 IHOMES, INC
 6355 WOODSIDE COURT
 COLUMBIA, MD 21046
 PHONE: 443-218-8558

