

GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY GUTCHICK, LITTLE, & WEBER DATED JUNE, 2021.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MD STATE PLANE COORDINATE SYSTEM (NAD83). HOWARD COUNTY MONUMENTS 170B AND 170B WERE USED FOR THIS PROJECT.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY GUTCHICK, LITTLE, & WEBER DATED JUNE, 2021.
- THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE 10/4/13 COMPREHENSIVE ZONING PLAN. NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS, AND 100-YEAR FLOODPLAIN.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER FOR THIS PROJECT WILL BE A CONNECTION TO CONTRACT NO. 71M.
- SEWER FOR THIS PROJECT WILL BE SERVICED BY A FUTURE ADD FOR CONTRACT NO. XXXX.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND BASED ON A FIELD SURVEY AND RECORD DRAWINGS. IT IS THE CONTRACTORS OBLIGATION TO IDENTIFY AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- NO FLOODPLAINS EXIST ONSITE.
- NO STEEP SLOPES WITH A CONTIGUOUS AREA OVER 20,000SF EXISTS ONSITE.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(B)(1)(VI) WHICH CONSISTS OF A RESUBDIVISION OF A PROPERTY WITH NO FURTHER SUBDIVISION POTENTIAL.
- THERE IS AN EXISTING INTERMITTENT STREAM OFFSITE AND AN ASSOCIATED 50' STREAM BUFFER THAT EXTENDS ONTO THIS PROPERTY.
- A NOISE STUDY WILL BE PREPARED BY JNM ENGINEERING AS PART OF THE FINAL PLAT AND SUPPLEMENTAL PLAN.
- BETHANY LANE IS CLASSIFIED AS A MINOR ARTERIAL.
- TO THE BEST OF THE OWNERS KNOWLEDGE THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORICAL STRUCTURES LOCATED ON THIS PROPERTY.
- THE PROPOSED HOUSE SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- APPROVAL OF THE ENVIRONMENTAL CONCEPT PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBMISSION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR REDLINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND USE REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR REDLINE REVISION.
- SWM FOR THIS PROJECT WILL BE PROVIDED BY THE USE OF ONE M-5 DRYWELL AND ONE M-6 MICRO-BIORETENTION. ALL SWM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND WILL BE SUBJECT TO THE CONDITIONS OF A RECORDED DECLARATION OF COVENANT.
- IN ACCORDANCE WITH ARTICLE 16.4(A) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS PROJECT IS EXEMPT FROM RECREATIONAL OPEN SPACE.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT AND EROSION CONTROLS, PHASING, OR TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.
- A WAIVER WILL BE REQUIRED FOR A SEPARATE DRIVEWAY IN AN INFILL DEVELOPMENT.

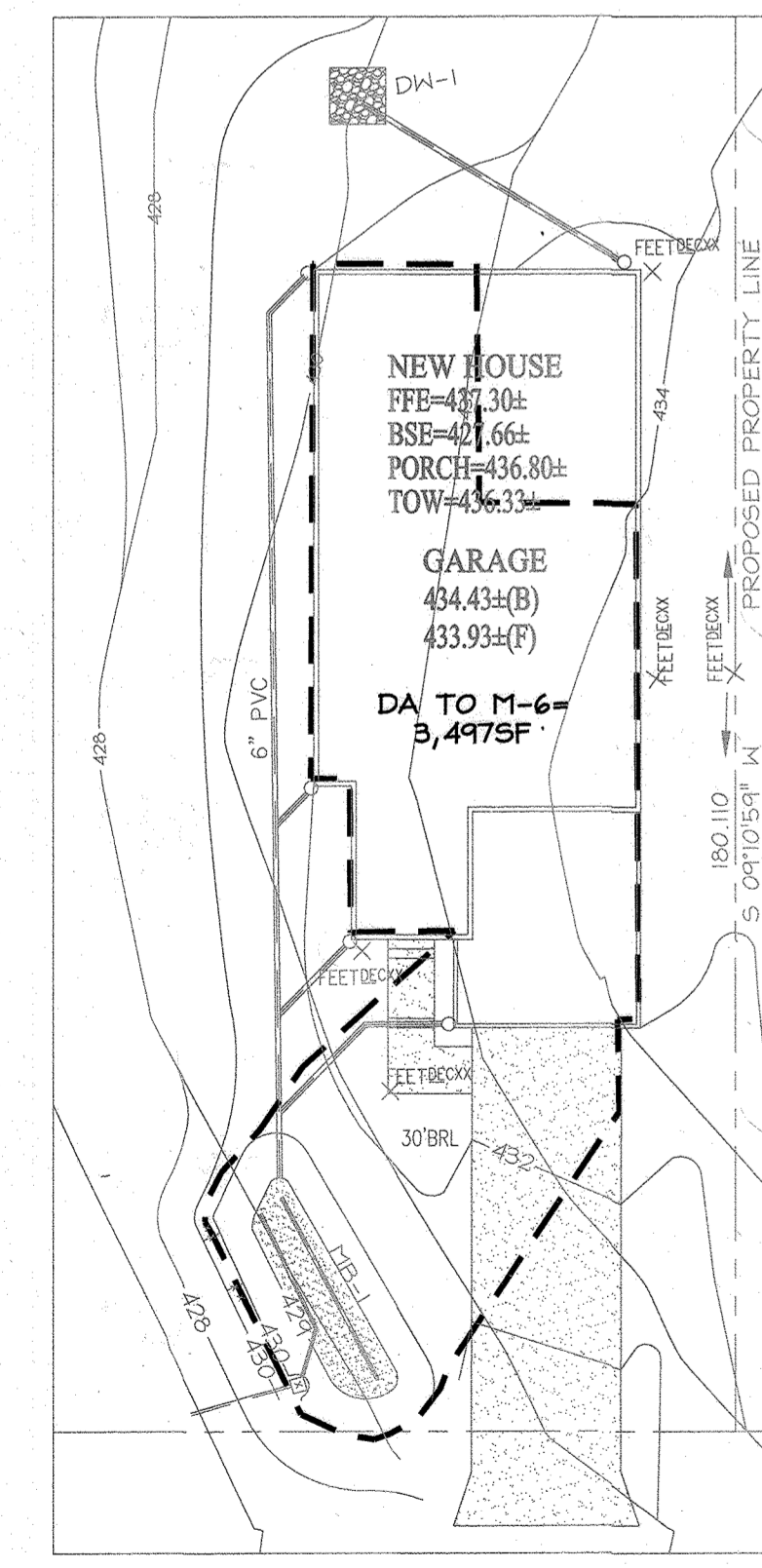
SWM NARRATIVE

THIS STORMWATER MANAGEMENT DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE HOWARD COUNTY AND MDE STORMWATER MANAGEMENT REGULATIONS. PRIOR TO PREPARING A SITE LAYOUT AND SWM DESIGN WE INVESTIGATED IDENTIFIED REGULATED ENVIRONMENTAL FEATURES WITHIN AND ADJACENT TO THE SUBJECT PROPERTY. AFTER IDENTIFYING ALL ENVIRONMENTAL FEATURES WE PROCEEDED WITH THE SITE DESIGN TO ELIMINATE/AVOID ANY POTENTIAL ENVIRONMENTAL IMPACTS. IN ADDITION TO AVOIDING ANY POTENTIAL IMPACTS WE ALSO UTILIZED ENVIRONMENTAL SITE DESIGN PRACTICES TO MITIGATE FOR THE PROPOSED IMPERVIOUS SURFACES ASSOCIATED WITH THIS DEVELOPMENT.

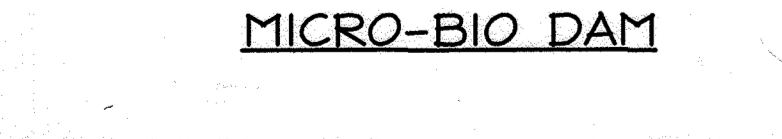
STORMWATER MANAGEMENT FOR THIS SITE WILL BE MET USING THE 2007 MDE STORMWATER MANAGEMENT REGULATIONS. ENVIRONMENTAL SITE DESIGN TECHNIQUES AND ESD PRACTICES WERE CONSIDERED WITH THIS DESIGN. THE PROPOSED SWM PRACTICE WILL INCLUDE THE USE OF ONE M-6 MICRO-BIORETENTION AND ONE M-5 DRYWELL. THE MINIMUM IMPACT FOR THIS PROPOSED DEVELOPMENT HAS BEEN MET. NO PEAK SWM IS REQUIRED FOR THIS PROPERTY. THE REQUIRED ESDV FOR THIS SITE IS 464 CU.FT. AND THE PROVIDED ESDV IS 492 CU.FT..

SITE ANALYSIS DATA SHEET

| | |
|---------------------------------|----------------|
| TOTAL PROJECT AREA: | 1.0 ACRES± |
| AREA OF PLAN SUBMISSION: | 1.0 ACRES± |
| AREA OF WETLANDS & BUFFER: | 0 ACRES |
| AREA OF STREAM BUFFER: | 0.006 ACRES |
| AREA OF FLOODPLAIN: | 0 ACRES |
| AREA OF FOREST: | 0.32 ACRES |
| AREA OF STEEP SLOPES (5% >): | 0.061 ACRES |
| ERODIBLE SOILS: | 0.048 ACRES |
| LIMIT OF DISTURBED AREA: | 0.32 ACRES |
| PROP. USE OF SITE: | SF RESIDENTIAL |
| PROPOSED IMPERVIOUS AREA: | 0.07 ACRES |
| PROPOSED GREEN AREA: | 0.39 ACRES |
| PRESENT ZONING DESIGNATION: | R-20 |
| OPEN SPACE REQUIREMENT: | 0 ACRES |
| TOTAL NUMBER OF UNITS ALLOWED: | 1 |
| TOTAL NUMBER OF UNITS PROPOSED: | 1 |
| DPZ FILE REFERENCE: | PLAT 5/36 |

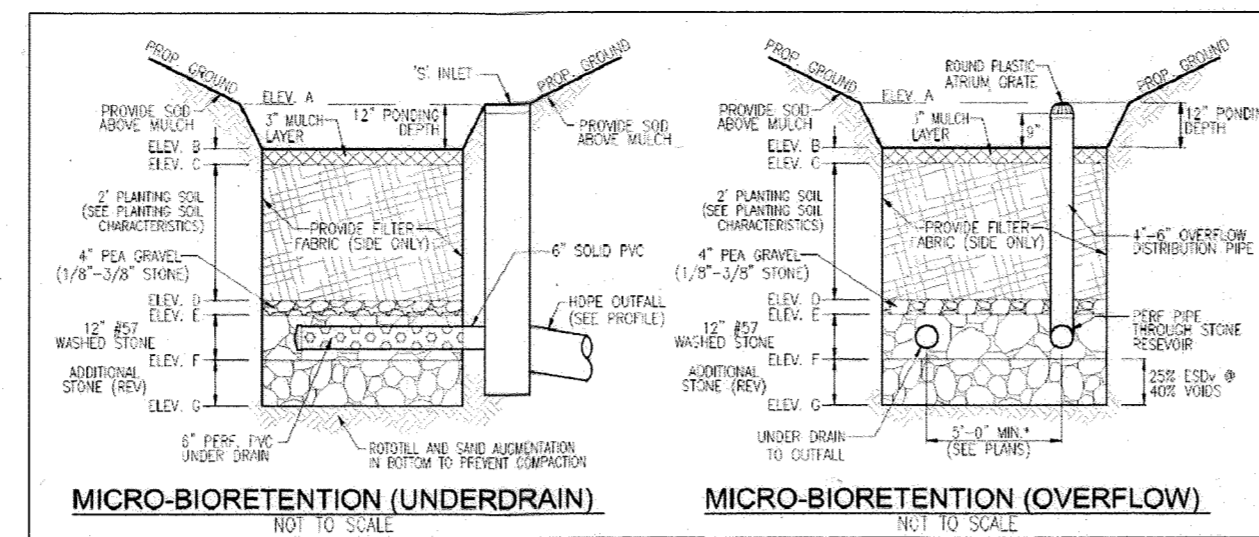


ROOFTOP DAM



MICRO-BIO DAM

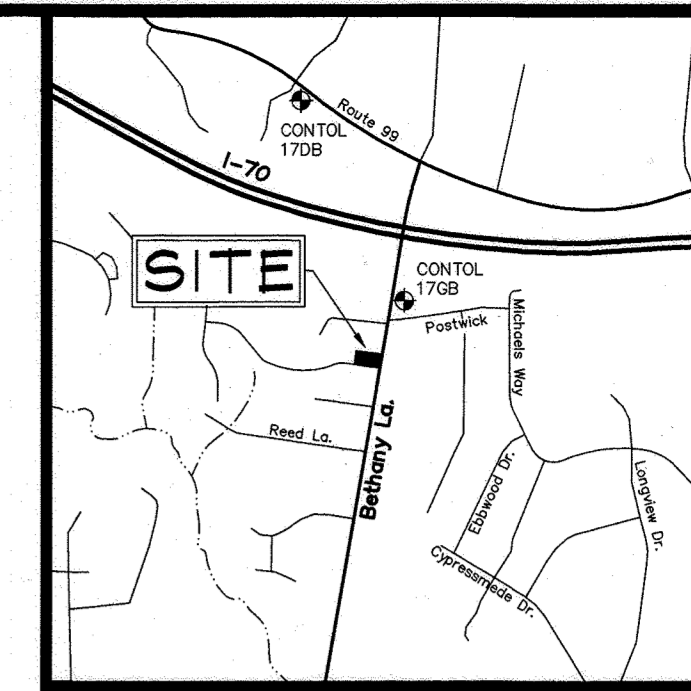
APPROVED: DEPARTMENT OF PLANNING & ZONING
 [Signature] 3/24/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 3/17/22
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE



MICRO-BIORETENTION (UNDERDRAIN)

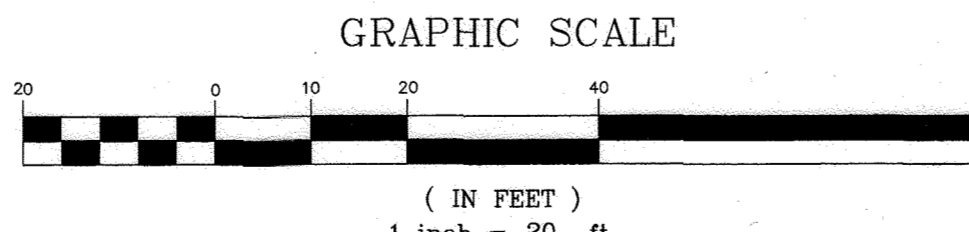
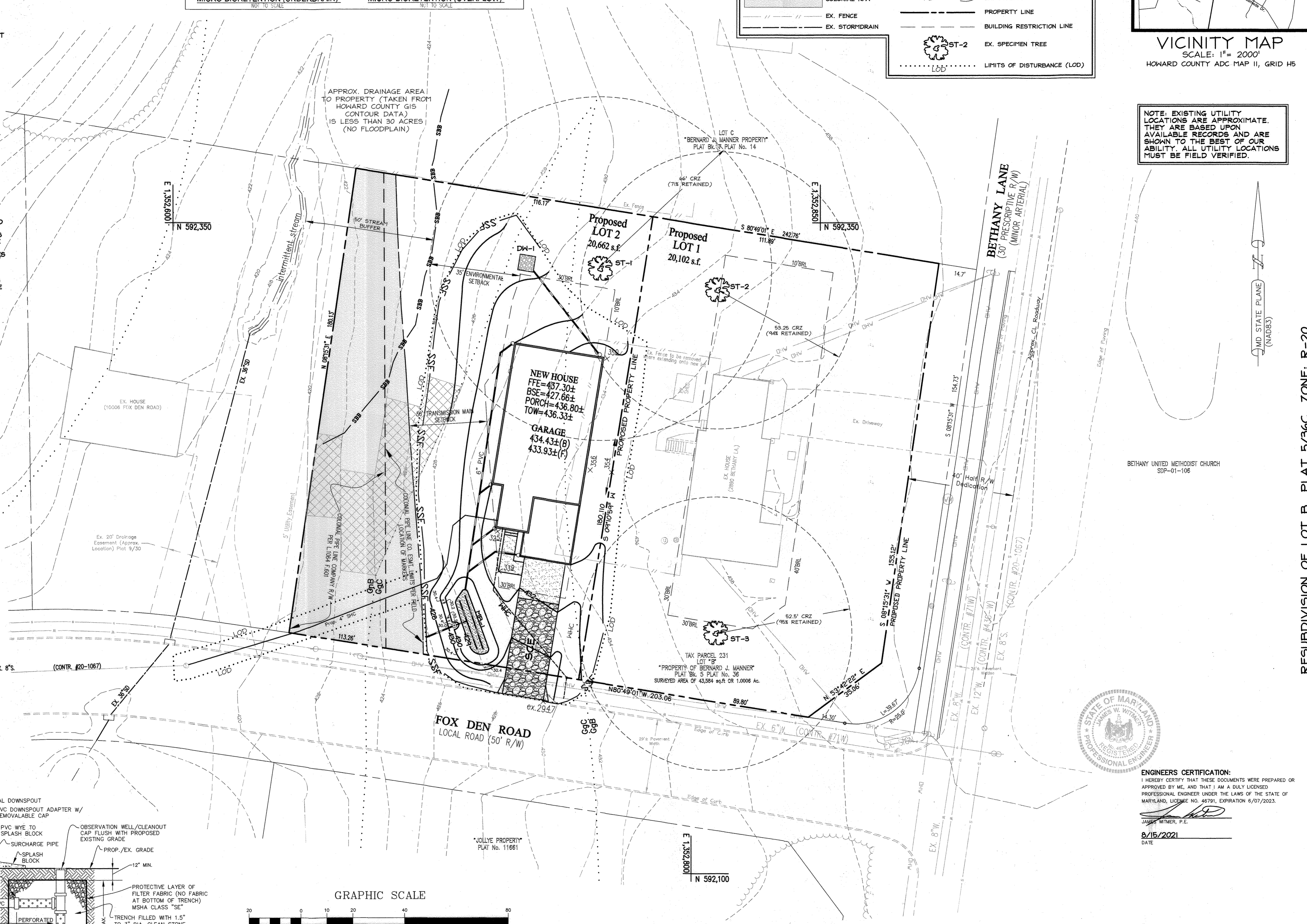
MICRO-BIORETENTION (OVERFLOW)

| EXISTING FEATURES | | PROPOSED FEATURES | |
|-------------------|-----------------------------|-------------------|------------------------------|
| [Symbol] | EX. OVERHEAD UTILITY & POLE | [Symbol] | PROP. SUPER SILT FENCE |
| [Symbol] | EX. 240-FOOT CONTOURS | [Symbol] | LIMITS OF DISTURBANCE |
| [Symbol] | EX. SPOT ELEVATION | [Symbol] | PROP. CONTOUR WITH ELEVATION |
| [Symbol] | EX. WATER MAIN | [Symbol] | PROP. SPOT ELEVATION |
| [Symbol] | EX. SEWER MAIN | [Symbol] | PROP. 4" AND 6" PVC PIPE |
| [Symbol] | EX. GAS MAIN | [Symbol] | PROP. DOWNSPOUT |
| [Symbol] | HIGHLY ERODIBLE SOILS | [Symbol] | PROP. DIRECTION OF RUNOFF |
| [Symbol] | COLONIAL R/W | [Symbol] | SOILS BOUNDARY LINE |
| [Symbol] | EX. FENCE | [Symbol] | EX. STREAM |
| [Symbol] | EX. STORMDRAIN | [Symbol] | PROPERTY LINE |
| | | [Symbol] | BUILDING RESTRICTION LINE |
| | | [Symbol] | EX. SPECIMEN TREE |
| | | [Symbol] | LIMITS OF DISTURBANCE (LOD) |



VICINITY MAP
 SCALE: 1" = 2000'
 HOWARD COUNTY ADC MAP II, GRID H5

NOTE: EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED.



SOILS DATA TABLE

| SYMBOL | SOIL | HYDRIC | H.S.G. | K _f FACTOR | DRAINAGE CLASS |
|------------------|--------------------------|--------|--------|-----------------------|-------------------|
| G ₆ B | GLENELG LOAM, 2E-2X | NO | B | 0.24 | WELL DRAINED |
| G ₆ C | GLENELG LOAM, 8X-18X | NO | B | 0.24 | WELL DRAINED |
| G ₆ B | GLENVILLE-BAILE SL, 0-8X | YES | C | 0.48 | MOD. WELL DRAINED |

SPECIMEN TREE DATA SHEET

| Tree No. | Common Name | Botanical Name | DIA. (IN) | Condition | Notes |
|----------|----------------|-------------------|-----------|-----------|--|
| ST-1 | Silver Maple | Acer saccharinum | 4.4 | Good | Multi-stem, included bark. Weak branch unions. High probability of windup at unions. |
| ST-2 | American Beech | Fagus grandifolia | 28.6 | Good | |
| ST-3 | American Elm | Ulmus americana | 35 | Fair/Poor | Significant Outbreak & Deadwood in Canopy. Hazard Limbs. Significant Decline. |

Disclaimer: This tree evaluation is based on a visual "walk around" inspection only. A level 2 assessment was conducted as identified in ANSI A300 (part 4). Internal defects may exist within these trees which were not visibly evident during this analysis. This report should not be interpreted as a tree hazard evaluation, as additional studies would be required to make those assessments. Tree health should be monitored by an ISA Certified Arborist during and after all construction activities to insure proper tree care measures have been implemented. Due to the proximity of some of the existing trees to the existing/proposed structures, we suggest that a tree risk assessment be periodically conducted, after construction has been completed, to better insure the future safety of persons and property.

CHIRICHELLA PROPERTY - LOTS 1 AND 2
 A RESUBDIVISION OF BERNARD J. MANNER - LOT B
 PARCEL 231, TAX MAP 17, ELECT. DISTRICT 2
 ZONING R-20, 2890 BETHANY LANE

ENVIRONMENTAL CONCEPT PLAN

RESUBDIVISION OF LOT B, PLAT 5/36C, ZONE: R-20
 LOT B, PAR. 231, MAP 17, 2ND ELECT. DISTRICT
CHIRICHELLA PROPERTY
 ELLICOTT CITY, HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN

DATE: 8/2021
 PROJECT: 21-0702
 ENGINEERING: JWW
 ILLUSTRATION: JWW
 SCALE: 1" = 20'
 APPROVAL: JWW

JNM ENGINEERING, LLC
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
 ENVIRONMENTAL, ARBORICULTURE, LEED PROFESSIONALS
 105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
 (301) 514-2808, JNMENGINEERINGLLC.COM

ENGINEERS 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. 46791, EXPIRATION 6/07/2023.
 [Signature]
 JAMES WINER, P.E.
 8/15/2021
 DATE

1 of 1
 ECP-21-051