

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 JNM ENGINEERING, LLC.
- 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 34CD AND 34FD WERE USED FOR THIS PROJECT.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY JNM ENGINEERING, LLC DATED APRIL, 2022.
- THE SUBJECT PROPERTY IS ZONED RR-DEO IN ACCORDANCE WITH THE 10/6/18 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE 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 NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND BASED ON A FIELD SURVEY AND/OR RECORD DRAWINGS. IT IS THE CONTRACTOR'S OBLIGATION TO IDENTIFY AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- NO FLOODPLAINS EXIST WITHIN THE LIMITS OF THIS SUBDIVISION.
- 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)(V), AN AGRICULTURAL PRESERVATION SUBDIVISION, UNLESS IT INVOLVES THE CLEARING OF 20,000SF OR GREATER OF FOREST.
- TEN OAKS ROAD IS CLASSIFIED AS A MAJOR COLLECTOR.
- TO THE BEST OF THE OWNERS KNOWLEDGE THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORICAL STRUCTURES LOCATED ON THIS PROPERTY.
- THE PROPOSED HOUSES 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 DEVELOPMENT 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 ROOFTOP AND NON ROOFTOP DISCONNECTION CREDITS. ALL SWM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND WILL BE SUBJECT TO THE CONDITIONS OF A RECORD OF COVENANT.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS PROJECT IS EXEMPT FROM OPEN SPACE REQUIREMENTS.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN BY THE HOWARD COUNTY CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT AND EROSION CONTROLS, PHASING, OR TEMPORARY STORMWATER MANAGEMENT FEATURES.
- NO WAIVERS TO SWM OR ENVIRONMENTAL FEATURES SHALL BE REQUIRED FOR THIS SUBDIVISION.

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 AND 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 ENVIRONMENTAL 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 ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS. THE MINIMUM SWM OBLIGATION FOR THIS PROPOSED DEVELOPMENT HAS BEEN MET. NO PEAK SPM IS REQUIRED FOR THIS PROPERTY. THE PROVIDED ESDV FOR THIS SITE IS 102 CU.FT. AND THE PROVIDED PE IS 1.0".

SITE ANALYSIS DATA SHEET

TOTAL PROJECT AREA (SUBDIVISION):	2.0 ACRES±
AREA OF PLAN SUBMISSION:	2.0 ACRES±
AREA OF WETLANDS & BUFFER:	0 ACRES
AREA OF STREAM BUFFER:	0 ACRES
AREA OF FLOODPLAIN:	0 ACRES
AREA OF FOREST:	0 ACRES
AREA OF STEEP SLOPES 15% & +:	0 ACRES
ERODIBLE SOILS:	0 ACRES
LIMIT OF DISTURBED AREA:	1.57 ACRES
PROP. USE OF SITE:	SP RESIDENTIAL
PROPOSED IMPERVIOUS AREA:	0.25 ACRES
PROPOSED GREEN OPEN AREA:	1.12 ACRES
PRESENT ZONING DESIGNATION:	RR-DEO
OPEN SPACE REQUIREMENT:	0 ACRES
TOTAL NUMBER OF UNITS ALLOWED:	2
TOTAL NUMBER OF UNITS PROPOSED:	2
DZ FILE REFERENCE:	F-99-099

ZONING DATA

MIN. LOT AREA = 40,000 SQ FT
 MIN. LOT WIDTH AT B.R.L. = 100 FT
 FRONT B.R.L. (From a collector or arterial street R/W) = 75 FT
 FRONT = 50 FT
 REAR B.R.L. = 30 FT
 SIDE B.R.L. = 10 FT

SOILS DATA TABLE

SYMBOL	SOIL	HYDRIC	K-FACTOR	ERODIBLE	GROUP
GgC	Glenelg loam, 8%-15% Slopes	NO	0.24	NO	B
GmB	Glenville silt loam, 3%-8% Slopes	YES	0.37	YES	C
GmA	Glenville silt loam, 0%-3% Slopes	YES	0.43	NO	C
GnB	Glenville-Baile silt loam, 0%-3% Slopes	YES	0.43	NO	C

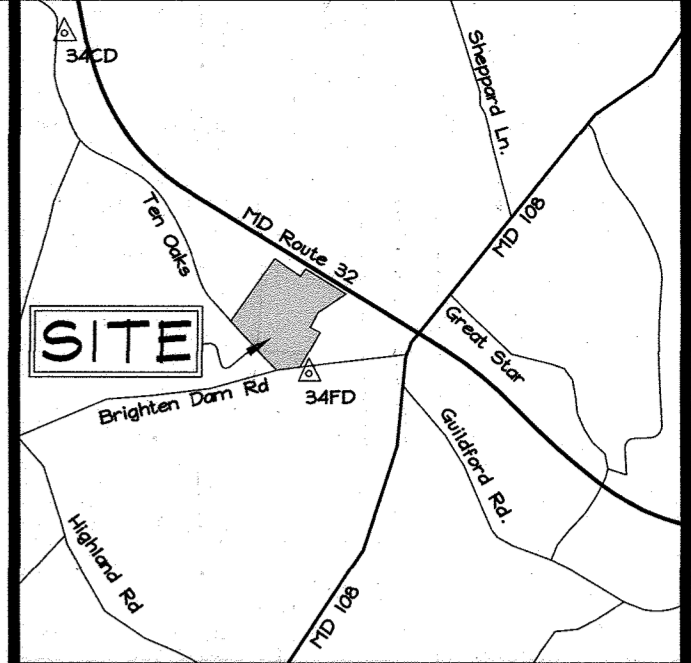
SOILS INFORMATION TAKEN FROM USDA WEB SOIL SURVEY WEBSITE
 NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 1% OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR "K" GREATER THAN 0.35 WITH A SLOPE GREATER THAN 5 PERCENT.

SWM PRACTICE TABLE

D.A.	PRACT.	IMP. AREA	TOTAL AREA	REQ. PE	REQ. ESDV	PROV. PE	PROV. ESDV	LOT
DA1	N-2	3465F	1,0505F	1.0"	33.5CF	1.0"	33.5CF	243
DA2	N-2	1,3325F	2,8505F	1.0"	112CF	1.0"	112CF	2
DA3	N-2	17365F	3,8495F	1.0"	147CF	1.0"	147CF	3
DA4	N-2	1,4335F	2,5845F	1.0"	118CF	1.0"	118CF	243
DA5	N-2	1,9505F	3,9025F	1.0"	163CF	1.0"	163CF	243
HSE 1	N-1	2,0005F	2,0005F	1.0"	159CF	1.0"	159CF	2
HSE 2	N-1	2,0005F	2,0005F	1.0"	159CF	1.0"	159CF	3
DA6	N-2	1,4495F	1,4495F	1.0"	121CF	1.0"	121CF	NA

LEGEND

EXISTING FEATURES	PROPOSED FEATURES
EX. OVERHEAD UTILITY & POLE	SSF
EX. TWO-FOOT CONTOURS
EX. SPOT ELEVATION	62
EX. WATER MAIN	350
EX. SEWER MAIN	0
EX. GAS MAIN	GgC
HIGHLY ERODIBLE SOILS	GgC
COLONIAL R/W	GgC
EX. FENCE
EX. STORMDRAIN
	PROF. SUPER SILT FENCE
	LIMITS OF DISTURBANCE
	PROP. CONTOUR WITH ELEVATION
	PROP. SPOT ELEVATION
	PROP. 4" AND 6" PVC PIPE
	PROP. DOWNSPOUT
	PROP. DIRECTION OF RUNOFF
	SOILS BOUNDARY LINE
	EX. STREAM
	PROPERTY LINE
	BUILDING RESTRICTION LINE
	EX. SPECIEM TREE
	LIMITS OF DISTURBANCE (LOD)



VICINITY MAP
 SCALE: 1" = 2000'
 HOWARD COUNTY ADC MAP II, GRID H5
 SURVEY CONTROL:
 POINT 34CD, N56161.63 E 1323850.4
 POINT 34FD, 560162.58, 1325180.36

GENERAL SITE CONDITIONS:
 THE PROPERTY, LOCATED AT 6005 TEN OAKS ROAD IS LOCATED ON TAX MAP 34, PARCEL NO. 160 OF THE HOWARD COUNTY, MARYLAND TAX MAP DATABASE SYSTEM. IT IS LOCATED IN THE CLARKSVILLE AREA OF HOWARD COUNTY. THIS PROJECT PROPOSES TWO (2) NEW LOTS AND ONE REMAINDER PARCEL. ALL OF THE HOUSES WILL HAVE ACCESS TO TEN OAKS ROAD FROM A USE IN COMMON DRIVEWAY. THE SITE CURRENTLY DRAINS TO THE SOUTHEAST AND TO THE EAST. THE RUNOFF FROM THE ROOFS WILL BE MANAGED WITH ROOFTOP DISCONNECTION CREDITS. THE DRIVEWAYS WILL BE TREATED WITH NON-ROOFTOP DISCONNECTION CREDIT. THE WEB SOIL SURVEY SHOWS SOILS ON THE SITE CONSIST OF MOSTLY TYPE "B/C" SOILS.

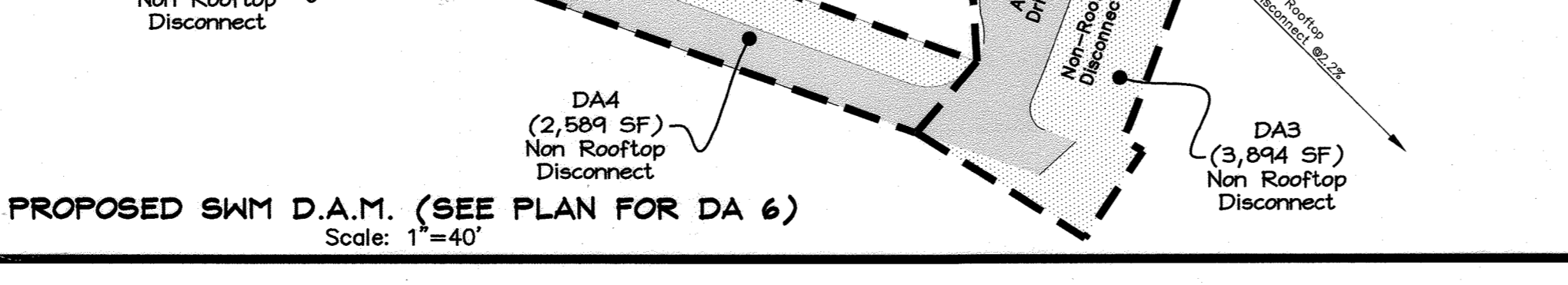
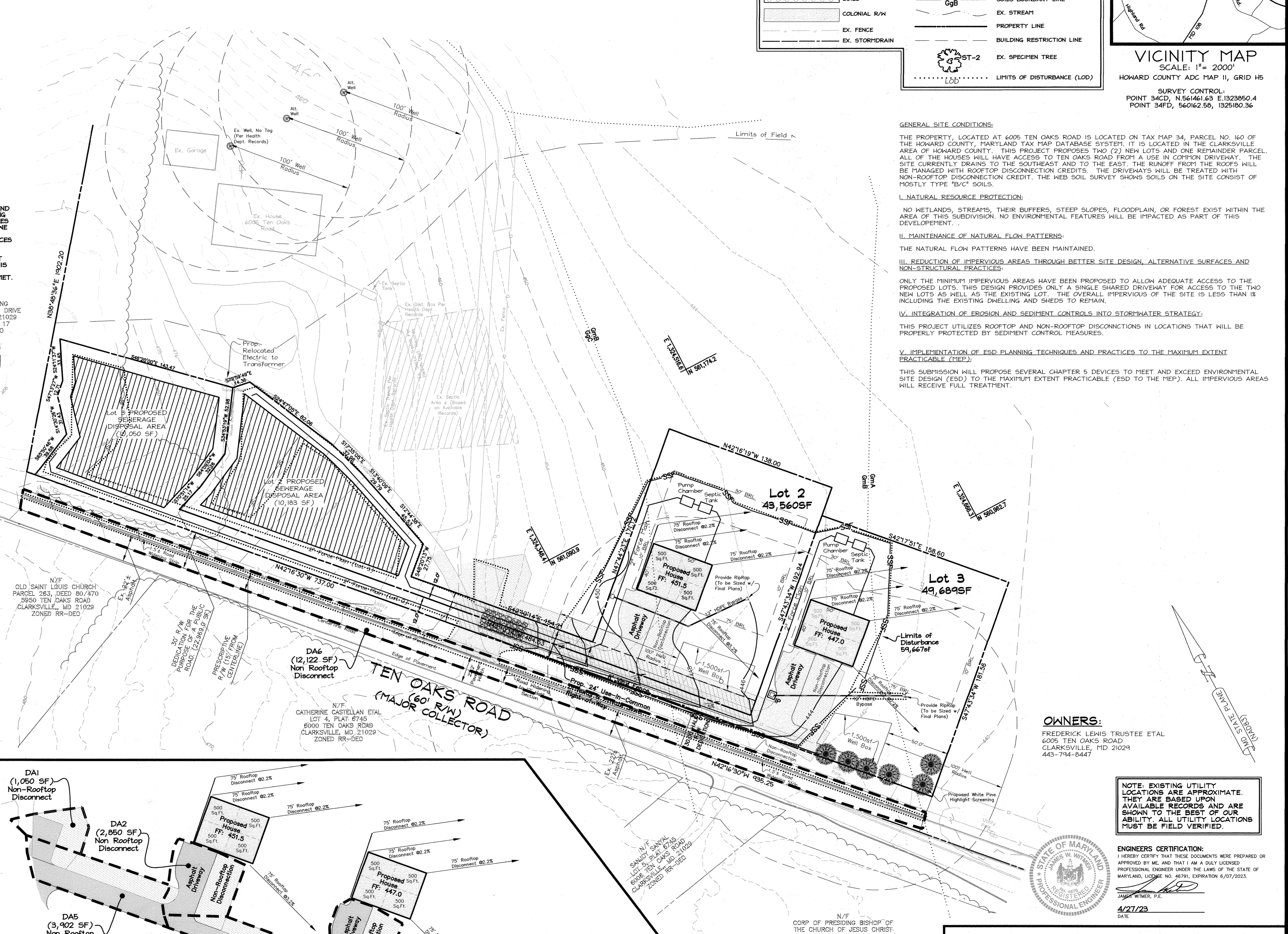
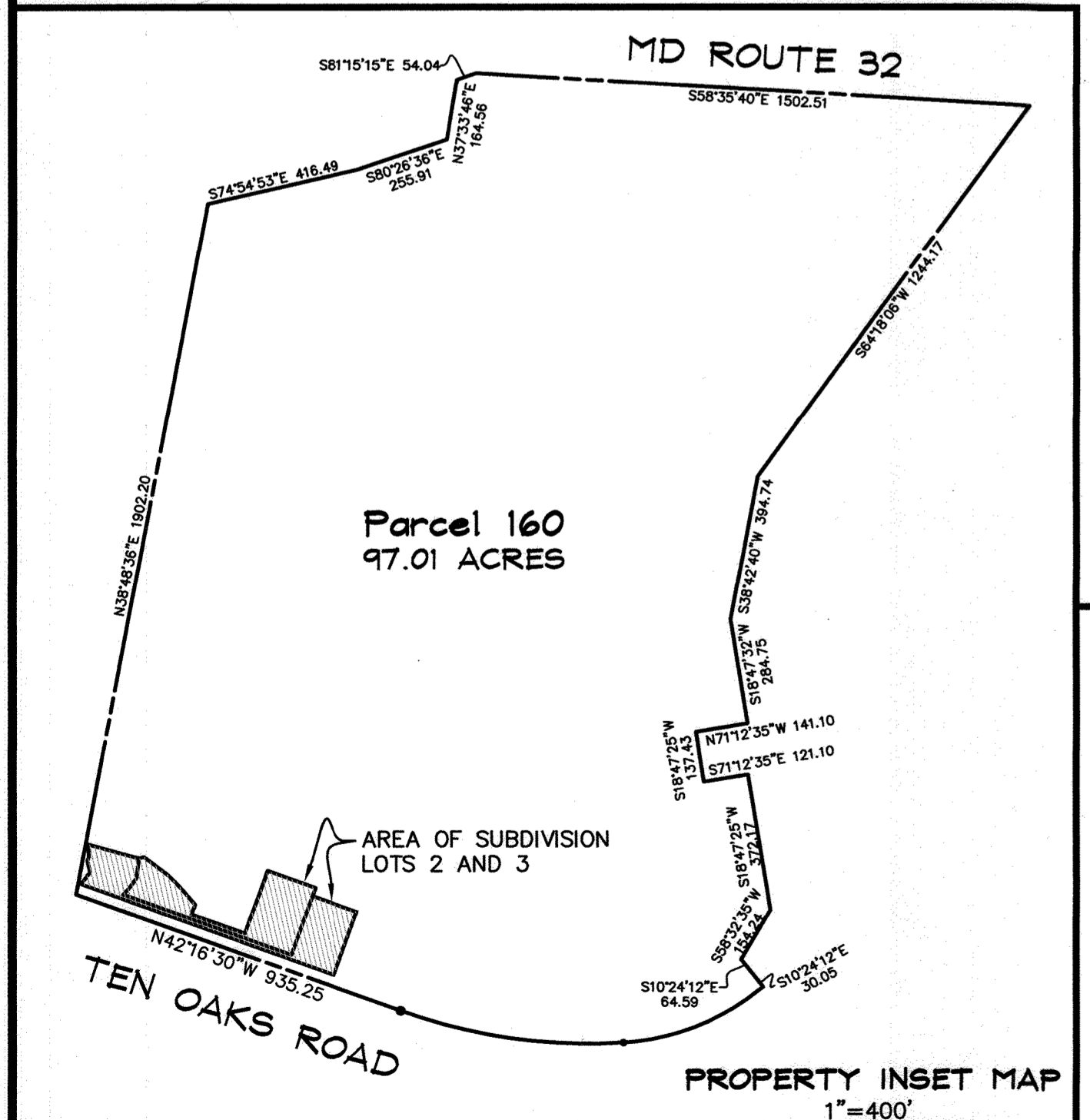
I. NATURAL RESOURCE PROTECTION:
 NO WETLANDS, STREAMS, THEIR BUFFERS, STEEP SLOPES, FLOODPLAIN, OR FOREST EXIST WITHIN THE AREA OF THIS SUBDIVISION. NO ENVIRONMENTAL FEATURES WILL BE IMPACTED AS PART OF THIS DEVELOPMENT.

II. MAINTENANCE OF NATURAL FLOW PATTERNS:
 THE NATURAL FLOW PATTERNS HAVE BEEN MAINTAINED.

III. REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN, ALTERNATIVE SURFACES AND NON-STRUCTURAL PRACTICES:
 ONLY THE MINIMUM IMPERVIOUS AREAS HAVE BEEN PROPOSED TO ALLOW ADEQUATE ACCESS TO THE PROPOSED LOTS. THIS DESIGN PROVIDES ONLY A SINGLE SHARED DRIVEWAY FOR ACCESS TO THE TWO NEW LOTS AS WELL AS THE EXISTING LOT. THE OVERALL IMPERVIOUS OF THE SITE IS LESS THAN IS INCLUDING THE EXISTING DWELLING AND SHEDS TO REMAIN.

IV. INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO STORMWATER STRATEGY:
 THIS PROJECT UTILIZES ROOFTOP AND NON-ROOFTOP DISCONNECTIONS IN LOCATIONS THAT WILL BE PROTECTED BY SEDIMENT CONTROL MEASURES.

V. IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES TO THE MAXIMUM EXTENT PRACTICABLE (MEP):
 THIS SUBMISSION WILL PROPOSE SEVERAL CHAPTER 5 DEVICES TO MEET AND EXCEED ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (ESD TO THE MEP). ALL IMPERVIOUS AREAS WILL RECEIVE FULL TREATMENT.



APPROVED: DEPARTMENT OF PLANNING & ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT

LEWIS PROPERTY SUBDIVISION
 A SUBDIVISION OF 6005 TEN OAKS ROAD, GRID II
 PARCEL 160, TAX MAP 34, ELEC. DISTRICT 5
 ZONING RC, CURRENT DEED 16877/327, 97.01 ACRES

ENVIRONMENTAL CONCEPT PLAN

DATE: 2/2023
 PROJECT: 21-0702
 ILLUSTRATION: JWW
 SCALE: 1" = 40'
 REVISION: BY: DATE:
 PARCEL 160, MAP 34, 5TH ELEC. DISTRICT
LEWIS PROPERTY SUBDIVISION
 CLARKSVILLE, HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN

JNM ENGINEERING, LLC
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
 ENVIRONMENTAL, ARBORICULTURE, LEED PROFESSIONALS
 1105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
 (301) 514-2808, JNMENGINEERINGLLC.COM

OWNERS:
 FREDERICK LEWIS TRUSTEE ETAL
 6005 TEN OAKS ROAD
 CLARKSVILLE, MD 21029
 443-794-8447

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.

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.
 JAMES WINNER, P.E.
 4/21/23
 DATE

GRAPHIC SCALE
 1 INCH = 40 FEET