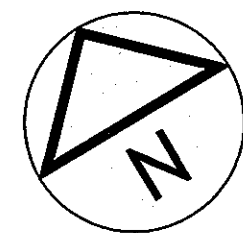
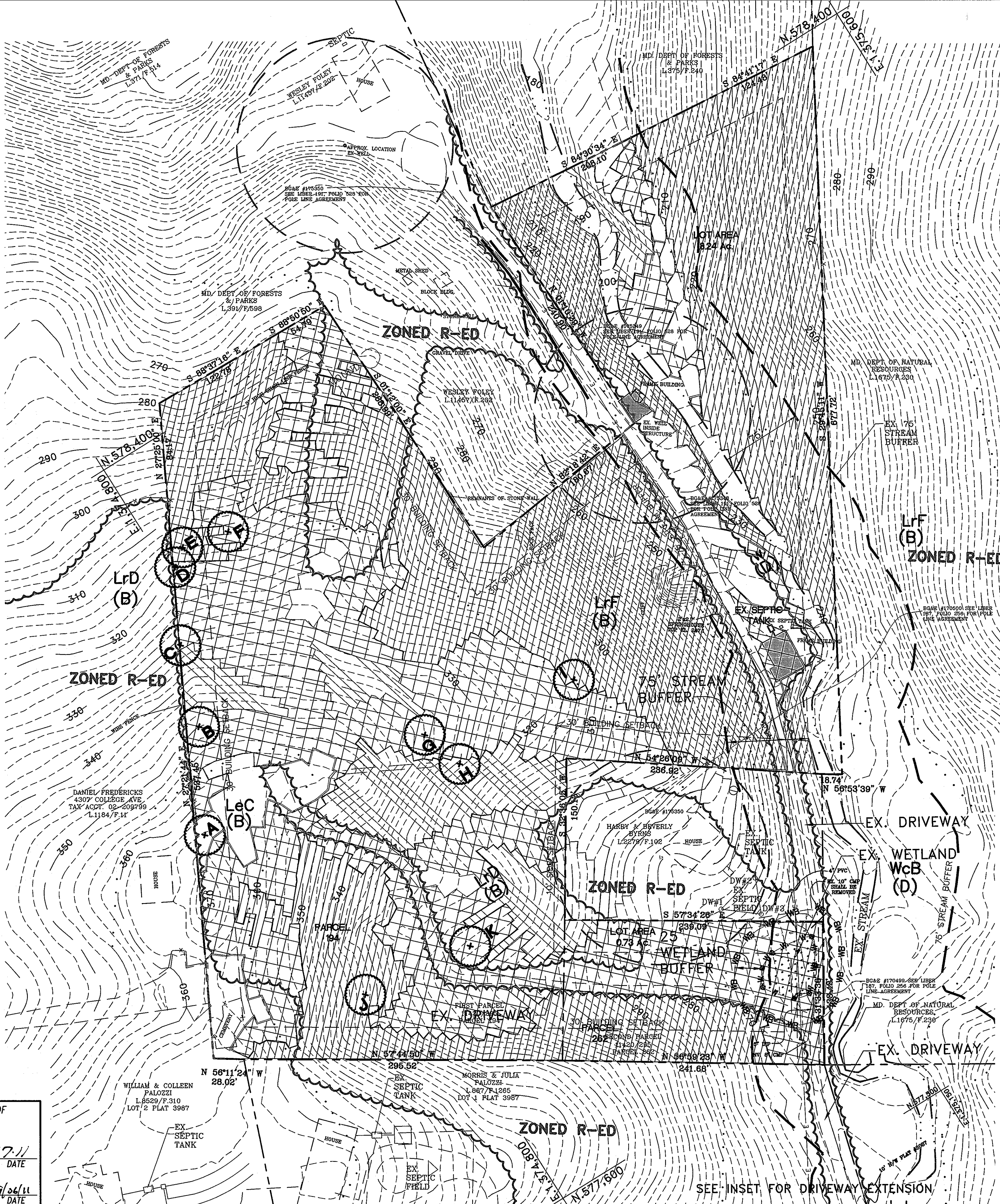
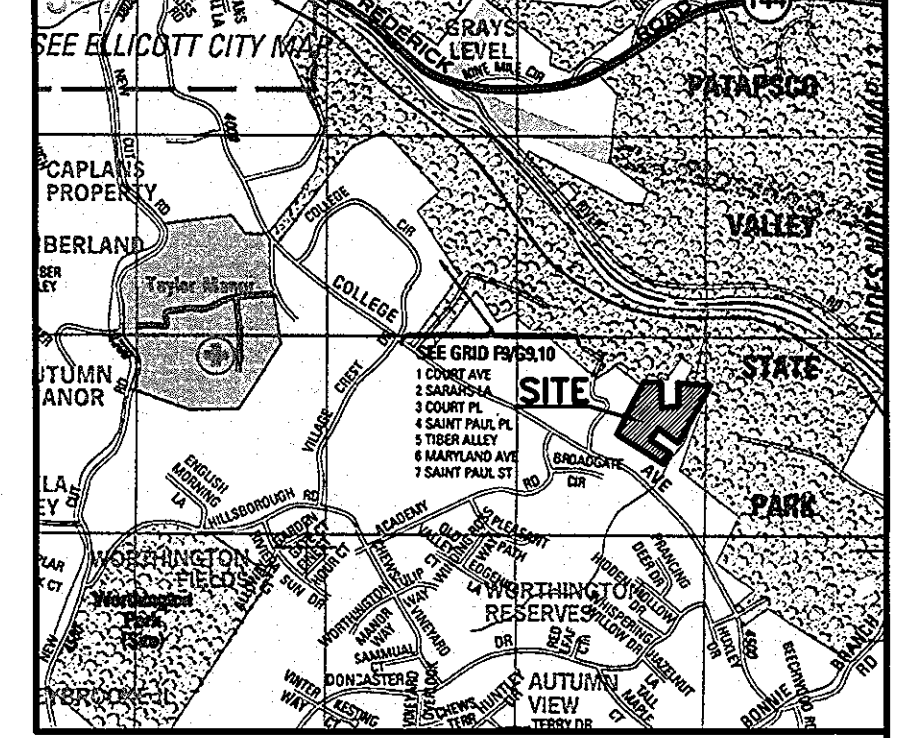


LEGEND

- EXISTING**
- Boundary
 - Setback Lines
 - Streams
 - Soils Lines
 - Contours
 - Tree Lines
 - Buildings
 - Road Edge
 - Well & 100' circle
 - Septic Reserve Area
 - Ex. Specimen Tree
 - Steep Slopes ≥ 25%
 - Steep Slopes ≥ 25% less than 20,000 sf contiguous
 - Steep Slopes ≥ 15% to <25%



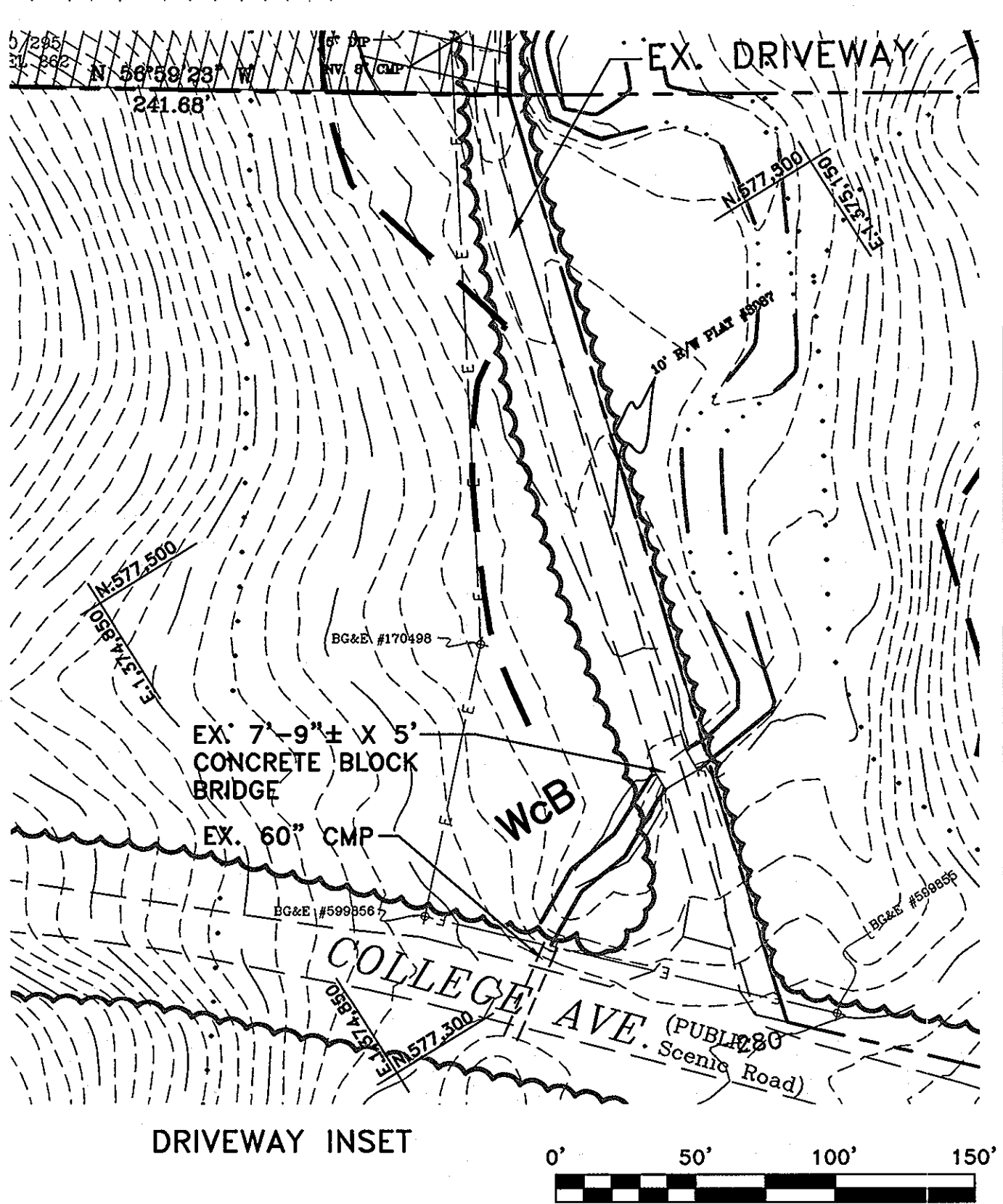
- SHEET INDEX**
- C-1 ENVIRONMENTAL CONCEPT PLAN
 - EXISTING CONDITIONS
 - C-2 ENVIRONMENTAL CONCEPT PLAN
 - PROPOSED CONDITIONS



Vicinity Map - Scale: 1" = 2000'
 ADC Map 4816-F10
 ADC The Map People - Permitted Use # 20612205

Benchmarks
 HOWARD COUNTY TRAVERSE POINT NUMBERS
 31818---N: 576,015.374 E: 1,375,770.465 ELEV: 378.575
 31813---N: 576,602.966 E: 1,375,465.594 ELEV: 353.895

- Waiver Petition WP-II-177/4361 was approved June 2, 2011 for the following:
- Section 16.115, to modify Floodplain dedication requirements, and to allow certain structures in the floodplain, Section 16.116(b) to allow certain grading and vegetation removal on steep slopes, Section 16.117(a) to allow some clearing of woodland, Section 16.1205 (a)(1)(2)(4)(5)(7) to allow certain impacts to forest retention priorities
- Several conditions of approval were listed for WP-II-177/4361:
- 1) A Site Development Plan shall be required for development of a single family home on parcel 194 and for construction of a driveway across parcel 262.
 - 2) The uninhabitable dwelling located on the eastern section of Parcel 194 shall not be used for residential purposes. The property owner shall provide to this Division a copy of written approval from the Division of Public Service and Zoning Administration to allow the conversion of the uninhabitable dwelling to a "studio" with the submission of the site development plan.
 - 3) A Cemetery Boundary Documentation and Accomodation Plan shall be submitted to the Department of Planning and Zoning showing the boundaries of the existing cemetery, public access, and how the cemetery will be accommodated with the development. This information will be forwarded for review and approval by the Planning Board at a regularly scheduled meeting prior to final approval of the site development plan.
 - 4) Application for all permits as may be required by the Maryland Department of the Environment for the disturbance of wetlands, floodplains, and/or stream crossing for the construction of a new driveway or upgrades to the existing offsite driveway. In accordance with comments received from the Development Engineering Division, the owner should attempt to follow the previously existing driveway located across parcel 262 so as to limit the disturbance of the environmental features.
 - 5) Application of any design manual waivers from the Development Engineering Division, Department of Planning and Zoning, as may be necessary for the construction of a new driveway or upgrades to the existing offsite driveway with regards to width and driveway grade.
 - 6) Submission of an Environmental Concept Plan to the Development Engineering Division, Department of Planning and Zoning, for review and approval prior to the submission of a site development plan.
 - 7) Application of any waivers as required by the Bureau of Engineering, Bureau of Public Works, to utilize private well and septic for property located within the Metropolitan District.
 - 8) Approval from the Health Department for construction of a private well and septic system on Parcel 194.
 - 9) Deeds for the on-site Forest Conservation Easement(s) shall be submitted with the Site Development Plan submission and recorded by the Real Estate Services Division, Department of Public Works, prior to final approval of the Site Development Plan.
 - 10) Approval for the removal of specimen trees G, H, J, and K only as shown on plan sheet/exhibit C-2 of the Waiver Petition Application.
 - 11) All grading and tree clearing within the wetland, wetland buffer, stream bank buffer and steep slopes shall be minimized to the extent required to construction the proposed house and driveway.
 - 12) Compliance with all other County and State regulations and requirements as may be applicable for construction for the new dwelling and driveway.



Owner
 Thomas E. & Lucinda T. Wahl
 7110 Flint Court
 Middletown, Maryland 21769
 Ph. 410-379-6700

Tesseract
 TESSERACT SITES, INC
 Jeffrey Schwab
 401 Washington Ave. Suite 303
 Towson, Maryland, 21284
 P. 410.321.7600
 F. 410.321.7601

Environmental Concept Plan
Existing Conditions
4361 College Avenue
 Howard County, Maryland

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. 14230, Expiration Date: 12/09/12.

DATE	DATE	DATE
194 & 262	11/20/2011	N/A
21	25	2ND

Date: 8/30/11
 Proj. #: 10020
 Scale: 1" = 50'

C-1

DESIGN: [] DRAWN: MAS CHECKED: XXX

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 8/7/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/26/11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

LEGEND

EXISTING

Boundary: - - - - -

Streams: ~~~~~

Contours: 350

Tree Lines: ~~~~~

Buildings: []

Road Edge: - - - - -

Steep Slopes ≥ 25%: [Hatched]

Specimen Tree: (A)

Specimen Tree To Be Removed: (A)

Wetland: W-W-W

Wetland Buffer: WB-WB

PROPOSED

Contours: [Proposed]

House: [House]

Road Edge: [Proposed]

Septic Reserve Area: [Hatched]

Limit of Disturbance: [Line]

Storm drain: 12" HDPE

Pervious Concrete: [Pattern]

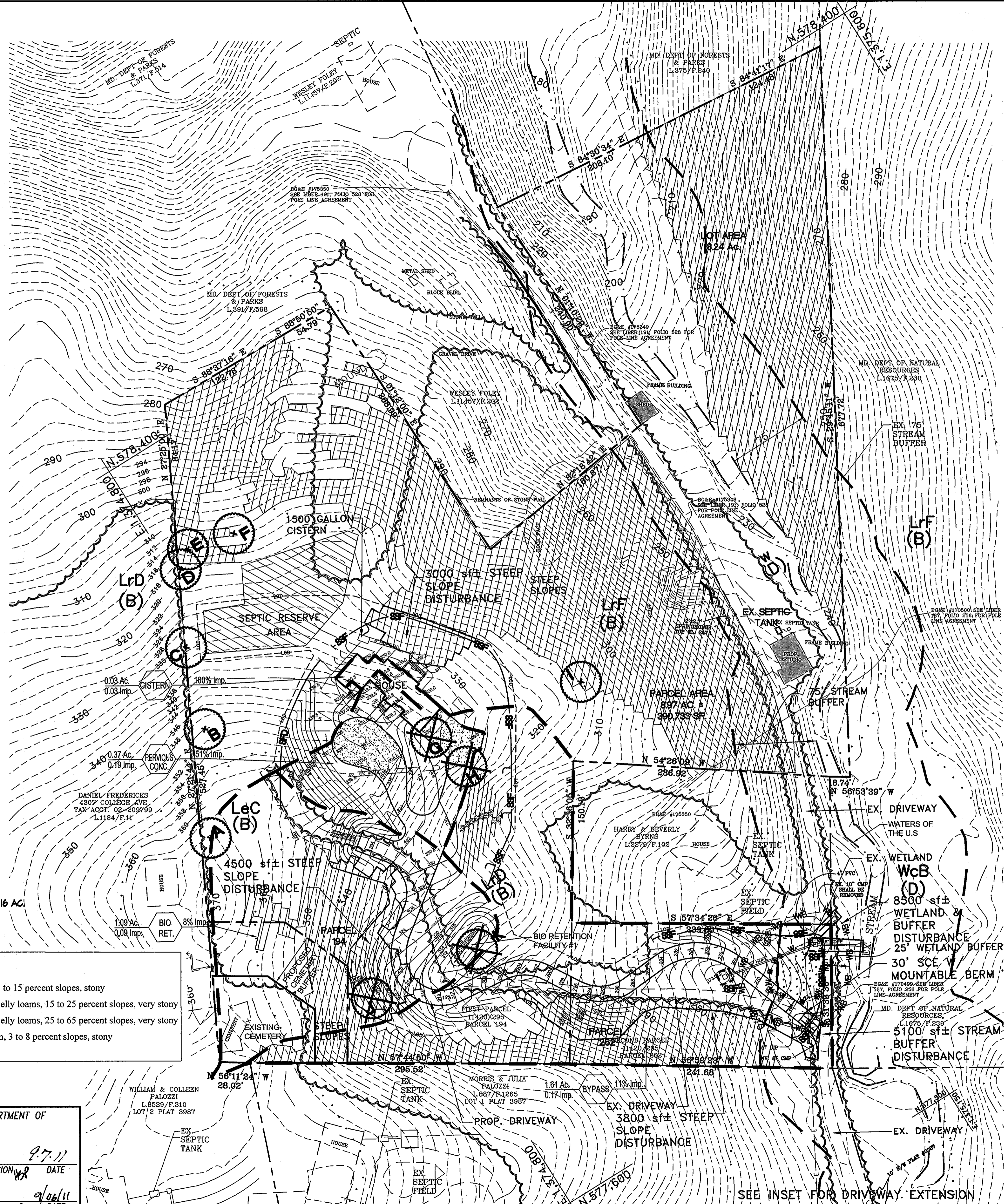
Spot Elevation: 336.4

Super Sill Fence: SF

Super Fence Diversion: SD

Stabilized Construction Entrance w/ Mountable Berm: [Berm]

Super Sill Fence Inlet Protection: [Inlet]

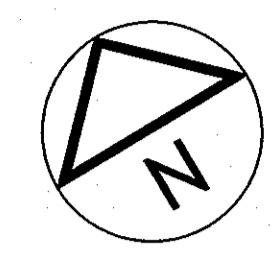


Specimen Trees

Key	Species Name	Size	Cond.
A	Tulip poplar	40"	Good
B	Tulip poplar	42"	Good
C	Tulip poplar	34"	Poor
D	Tulip poplar	43"	Good
E	Tulip poplar	35"	F. good
F	Tulip poplar	34"	Good
*G	Tulip poplar	30"	Good
*H	White oak	35"	F. good
I	Tulip poplar	39"	Poor
*J	Am. sycamore	30"	Fair
*K	Am. sycamore	36"	Fair

TABLE OF SWM BMP'S

0.19 Ac.	Pervious Conc. Paving	Parcels 194 and 262
0.03 Ac.	Rain water Harvesting	Parcels 194 and 262
0.09 Ac.	Bio Retention	Parcels 194 and 262

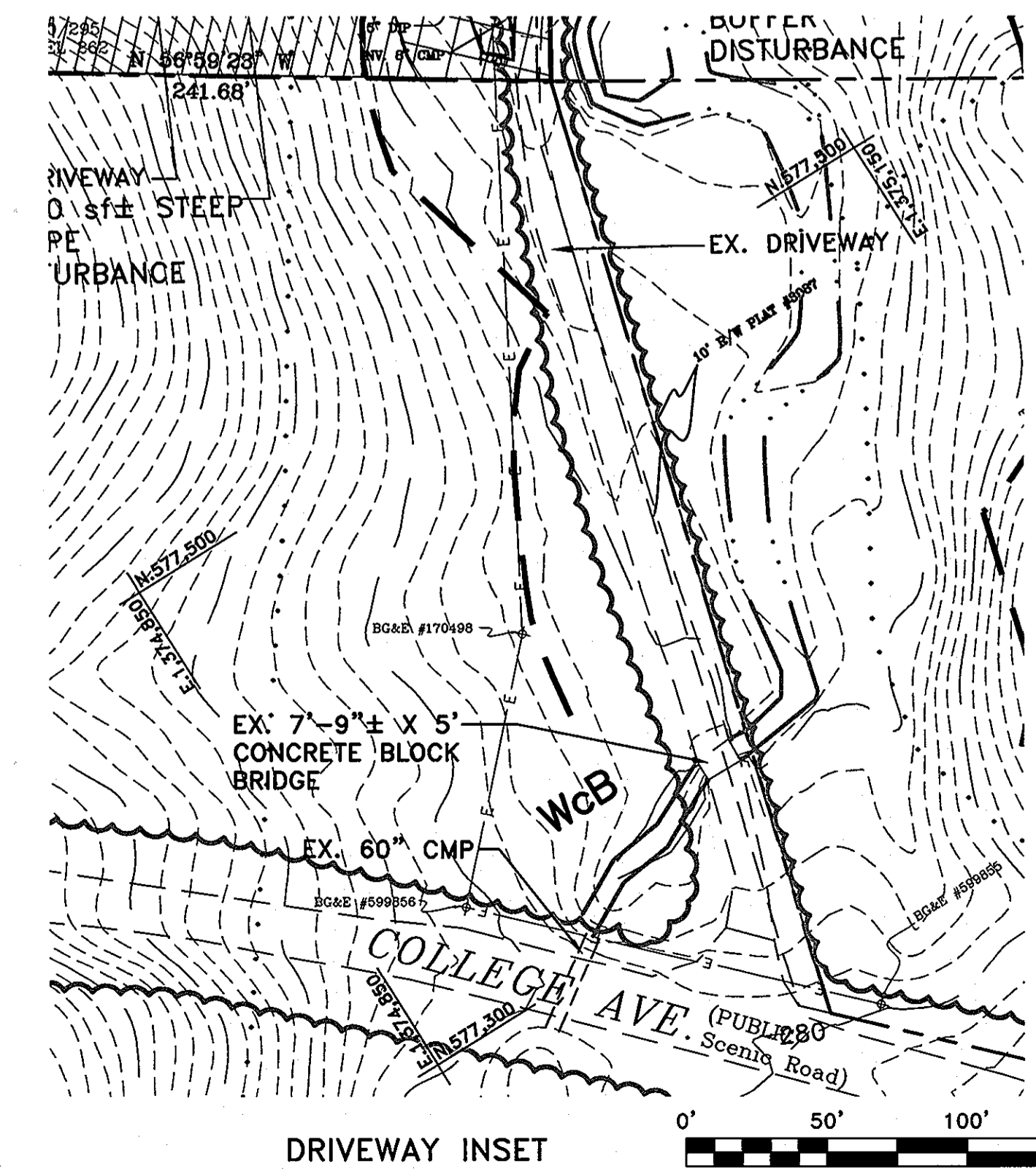


SITE ANALYSIS CHART

- Proposed Use: Single Family Detached, Residential.
- Area Tabulations:
 - a. Total site area: 390,870 sf (8.97 Ac)
 - b. Environmentally constrained areas:
 - Wetland (and buffer) 2156 sf (8520 sf)
 - 100 yr. floodplain (and buffer) NA
 - Forest 7.6 Ac.
 - Slopes 15% and greater 7.8 Ac. (341200 sf)
 - Erodible soils
 - LeC 0.4 Ac (18200 sf) - highly erodible below 2" depth. A very small area of this soil is within the LOD.
 - LrD 4.0 Ac (173300 sf) - highly erodible below 2" depth. This comprises the bulk of the LOD.
 - LrF Highly erodible below 2" depth. This soil is not within the LOD and therefore is not disturbed.
- This property will be served by private water (well) and private sewer (septic).
- The on-site unnamed tributary is classified as a Use I waterway.
- The site is located within the Metropolitan District.
- Wetland report prepared by Eco Science Professionals dated November 1, 2010.
- Forest Stand Delineation report prepared by Eco Science Professionals dated November 3, 2010.
- There is an existing cemetery onsite, Ho Co No. 25-7.
- Floodplain exists onsite. (waiver approved)
- There are no historic structures onsite.
- Existing structures shall remain.
- Perc Plan approved April 7, 2011 by Howard County Health Department.
- A letter of authorization from Maryland Department of the Environment for work in the wetlands and stream was obtained on May, 2011.
- Disturbance in the wetlands and wetland and stream buffers is considered essential for construction of the new driveway.
- Approval of the ECP does not constitute approval of any subsequent and associated subdivision plat or site development plan and/or redline revisions. Review of this project for compliance with the Subdivision and Land Development and Zoning Regulations shall occur at the applicable plan stage process. Review of applicable future plans will generate additional comments as the project progresses through the plan review process.
- Erosion control matting shall be provided in all swales.

Design Narrative:

The property is currently developed with a single family detached house, driveway, and several accessory structures. There are flood plains, forests, wetlands and steep slopes on the property. Storm water management for the proposed additional lots will use environmental site design to the maximum extent practical and will consist of pervious concrete paving, Rain water harvesting, and bio retention.



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DATE	DESIGN	DATE	DESIGN
194 & 262	11/20/2011	194 & 262	11/20/2011
21	R-ED	25	2ND

Date: 8/30/11
 Proj. #: 10020
 Scale: 1" = 50'

C-2

DESIGN: [Signature] DRAWN: [Signature] CHECKED: [Signature]

SOILS INFORMATION
 per NRCS/USDA data, 2003:

LeC	Legere silt loam, 8 to 15 percent slopes, stony
LrD	Legere-Relay gravelly loams, 15 to 25 percent slopes, very stony
LrF	Legere-Relay gravelly loams, 25 to 65 percent slopes, very stony
WcB	Watchung silt loam, 3 to 8 percent slopes, stony
w	Water

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Elmer 9/7/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kel Shalovich 9/06/11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE