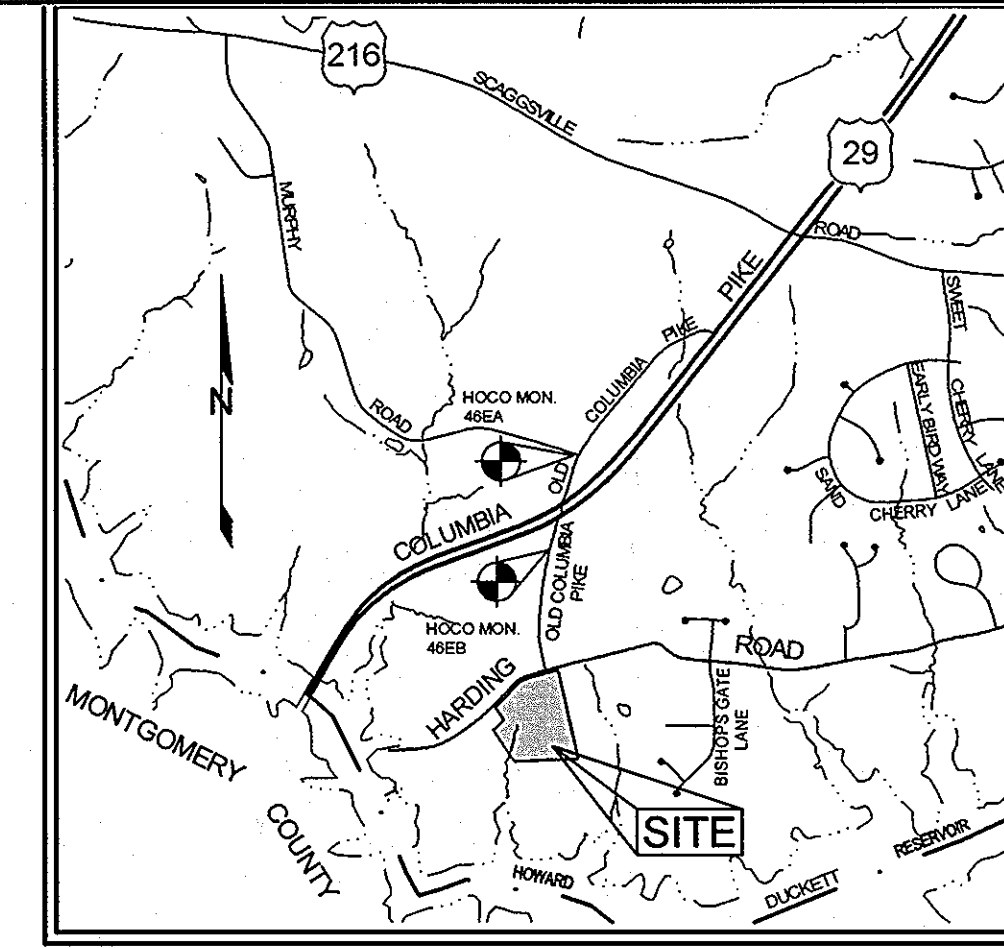




LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- EXISTING TREES
- PROPOSED BIORETENTION
- EXISTING SLOPES 15% OR GREATER



HOWARD COUNTY, MARYLAND ADC MAP 5052, GRIDS B10
VICINITY MAP
 SCALE: 1"=2000'

GENERAL NOTES

1. THIS PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP-LITE" ZONING AMENDMENTS EFFECTIVE 07/20/06.
2. GROSS AREA OF PROPERTY = 12.832 AC.
3. AREA OF LIMIT OF DISTURBANCE = 0.53 AC. (23,124 S.F.)
4. BOUNDARY SHOWN HEREON IS BASED ON A DEED PLOTTING FROM L. 12020 F. 298, DATED JULY 23, 2009.
5. TOPOGRAPHY IS BASED ON A COMBINATION OF HOWARD COUNTY AERIAL AND FIELD RUN TOPOGRAPHICAL SURVEY PREPARED BY SILL, ADCOCK & ASSOCIATES, LLC, DATED MARCH 2012. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 48EA AND NO. 48EB.
6. DENOTES APPROXIMATE CONTROL STATION LOCATION (SEE VICINITY MAP).
 STATION 48EA N 536,185.378 E 1,338,091.877 ELEV. 414.42
 STATION 48EB N 534,750.2193 E 1,385,653.4555 ELEV. 412.56
7. THERE ARE NO WETLANDS, STREAMS, OR FOREST CONSERVATION AREAS WITHIN THE LIMIT OF DISTURBANCE. THERE IS A STREAM AND 75 FOOT STREAM BUFFER EXISTING ON THIS PARCEL, OUTSIDE THE LIMIT OF DISTURBANCE. THERE ARE NO FLOODPLAINS OR CEMETERIES LOCATED ON-SITE.
8. THIS SITE IS WITHIN A MARYLAND STATE ENVIRONMENTAL TRUST EASEMENT. APPROVAL FOR THIS PROPOSED DEVELOPMENT HAS BEEN OBTAINED. NO FOREST IS BEING DISTURBED ON THIS SITE, THEREFORE NO FOREST CONSERVATION IS REQUIRED.
9. STORMWATER MANAGEMENT FOR THIS PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II, AS AMENDED BY THE MARYLAND STORMWATER ACT OF 2007.
10. DEED REFERENCE: LIBER 12020, FOLIO 298.
11. EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE 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 THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
12. THE EXISTING HOUSE ON THIS PROPERTY (WHICH IS BEING REMOVED) IS CURRENTLY ON WELL & SEPTIC. THIS PROPERTY IS NOW WITHIN THE METROPOLITAN DISTRICT AND WILL UTILIZE THE EXISTING WATER AND SEWER IN OLD COLUMBIA PIKE. THIS EXISTING WATER & SEWER CONTRACT NO. IS 24-2474-D. THE EXISTING WELLS AND SEPTIC MUST BE ABANDONED AS DIRECTED BY THE HEALTH DEPT.
13. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLANS.
14. 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 SITE DEVELOPMENT PLAN STAGE. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
15. STORMWATER MANAGEMENT PRACTICES DESIGNED AND REPRESENTED ON THIS PLAN ARE ONLY FOR IMPROVEMENTS PROPOSED ON THIS PLAN.
16. A DECLARATION OF INTENT FOR SINGLE RESIDENTIAL LOT EXEMPTION FOR CLEARING LESS THAN 20,000 SQUARE FEET OF FOREST, IS BEING FILED WITH THIS PLAN.

NATURAL RESOURCES TABLE

RESOURCE	PRESENT ON-SITE/CONSIDERATION
TIDAL WETLANDS	NONE
NON-TIDAL WETLANDS	NONE
MAJOR WATERWAYS	NONE
FLOODPLAINS	NONE
WETLAND BUFFERS	NONE
STREAM BUFFERS	NONE
PERENNIAL STREAMS	NONE
FOREST	NONE
FOREST BUFFERS	NONE
CRITICAL AREAS	NONE
STEEP SLOPES	NONE
HIGHLY ERODIBLE SOILS	NONE
ENHANCED STREAM BUFFERS	NONE*
TOPOGRAPHY/SLOPES	2%-13% SLOPES**
SPRINGS	NONE
SEEPS	NONE
PERENNIAL STREAM	EXISTS MORE THAN 300' OUTSIDE THE LOD
VEGETATIVE COVER	GRASS & TREES (SEE FSD PLAN)
SOILS	MA8 AND MAD (HYDROLOGIC SOILS GROUP B)**
BEDROCK GEOLOGY	NO BEDROCK FOUND
EXISTING	THIS SITE HAS ONE DRAINAGE AREA, ULTIMATELY DRAINING INTO THE PATUXENT RIVER

NOTE: *THERE IS A STREAM AND STREAM BUFFER ON PARCEL 47, HOWEVER NO STREAM BUFFERS EXIST WITHIN THE LIMIT OF DISTURBANCE.
 NOTE: **SLOPES IN EXCESS OF 15% EXIST ON PARCEL 47, HOWEVER SLOPES WITHIN THE LIMIT OF DISTURBANCE ARE BETWEEN 2%-13%.
 NOTE: ***THESE SOIL TYPES ARE FOR THE NET PROJECT AREA (LIMIT OF DISTURBANCE).

STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

1. THE PURPOSE OF THIS PLAN IS TO PROPOSE THE REMOVAL OF AN EXISTING HOUSE, AND CONSTRUCTION OF A NEW HOUSE. THE PROPERTY IS BEING ANALYZED TO PROVIDE ON-SITE TREATMENT FOR ALL OF THE PROPOSED IMPERVIOUS AREAS.
2. THERE ARE NO WETLANDS ON THIS SITE, HOWEVER THERE IS A PERENNIAL STREAM WITH A 75 FOOT STREAM BUFFER ON THIS PROPERTY, HOWEVER IT IS GREATER THAN 300 FEET FROM THE LIMIT OF DISTURBANCE. THERE ARE NO SLOPES GREATER THAN 15% WITHIN THE LIMIT OF DISTURBANCE. BEYOND THE LIMIT OF DISTURBANCE THERE ARE SLOPES IN EXCESS OF 15%. NO OTHER ENVIRONMENTALLY SENSITIVE AREAS (STREAM, STREAM BUFFERS, FLOODPLAIN, ETC.) EXIST WITHIN THE LIMIT OF DISTURBANCE. SEVERAL SPECIMEN TREES EXIST ON-SITE, HOWEVER ONLY ONE (1) SPECIMEN TREE EXIST WITHIN THE LIMIT OF DISTURBANCE, AND IT IS TO REMAIN. THE P₁₀ FOR THE SITE HAS BEEN DETERMINED TO BE 1.8 INCHES.
3. STORMWATER MANAGEMENT OBLIGATIONS WILL BE TREATED BY NON ROOFTOP RUNOFF DISCONNECTION CREDIT, AND A BIORETENTION FACILITY TO TREAT NON ROOFTOP AND ROOFTOP IMPERVIOUS AREAS.
4. THE STORMWATER MANAGEMENT PRACTICES SHOWN ARE DESIGNED ONLY FOR THE IMPROVEMENTS SHOWN ON THIS PLAN.
5. THE SITE WILL UTILIZE SILT FENCE TO PROVIDE SEDIMENT AND EROSION CONTROL. NO SEDIMENT TRAPS / BASINS OR CLEAN WATER DIVERSIONS ARE REQUIRED.
6. NO FOREST CONSERVATION AREAS ARE BEING CREATED ON-SITE. NO TREES WILL BE REMOVED, THEREFORE NO REFORESTATION IS REQUIRED.

SHEET INDEX

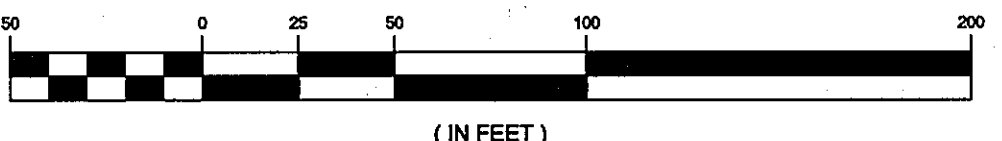
SHEET NO.	DESCRIPTION
1	ENVIRONMENTAL CONCEPT PLAN
2	PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL AND STORMWATER MANAGEMENT DRAINAGE AREA MAP

SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL LOT AREA	12.83 ACRES±
LIMIT OF DISTURBANCE	0.53 ACRES±
GREEN OPEN AREA (LAWN)	0.33 ACRES±
IMPERVIOUS AREA WITHIN LOD	0.22 ACRES±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	NONE
WETLAND BUFFERS	NONE
PERENNIAL STREAM BUFFER	1' (OUTSIDE LOD)
FLOODPLAINS	NONE
FLOODPLAIN BUFFERS	NONE
EXISTING FOREST	NONE
SLOPES GREATER THAN 15%	NONE WITHIN LOD
HIGHLY ERODIBLE SOILS	NONE

*NOTE: A 75' PERENNIAL STREAM BUFFER EXISTS MORE THAN 300 FT. OUTSIDE OF THE LIMIT OF DISTURBANCE.

GRAPHIC SCALE



PLAN VIEW
 SCALE: 1" = 50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

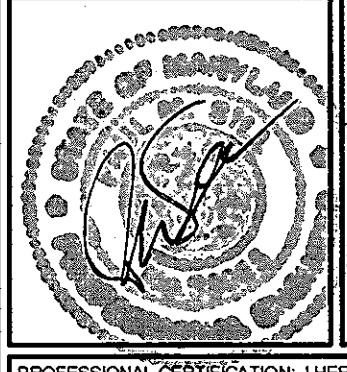
[Signature] 6/20/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 6/19/12
 CHIEF, DIVISION OF LAND DEVELOPMENT

NO.	DESCRIPTION	REVISIONS

ENVIRONMENTAL CONCEPT PLAN

11497 HARDING ROAD
 LIBER 12020 FOLIO 298

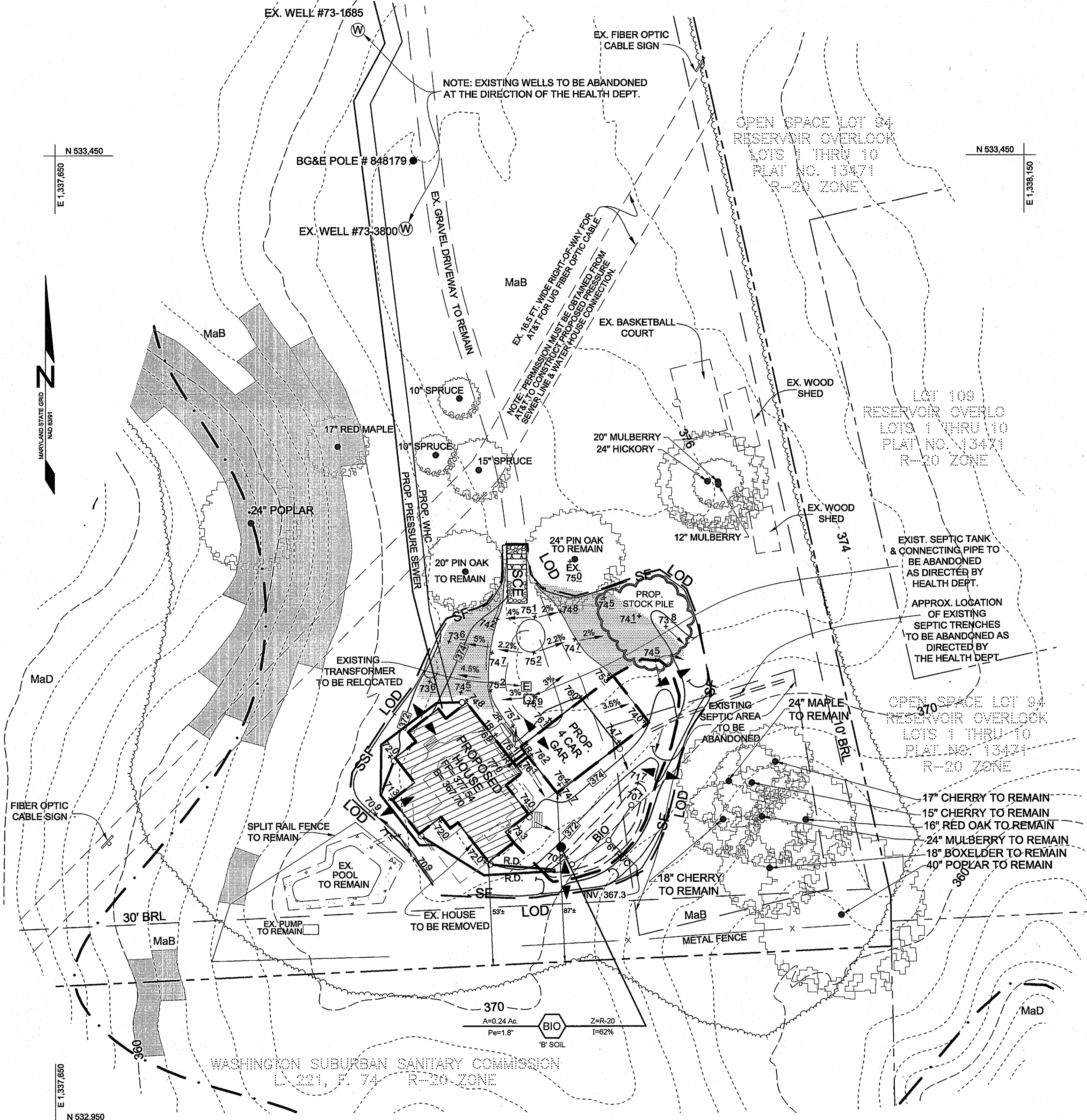
TAX MAP 46 GRID 9 PARCEL 47
 TAX ASSESSMENT DISTRICT 2 HOWARD COUNTY, MARYLAND



Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 8300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
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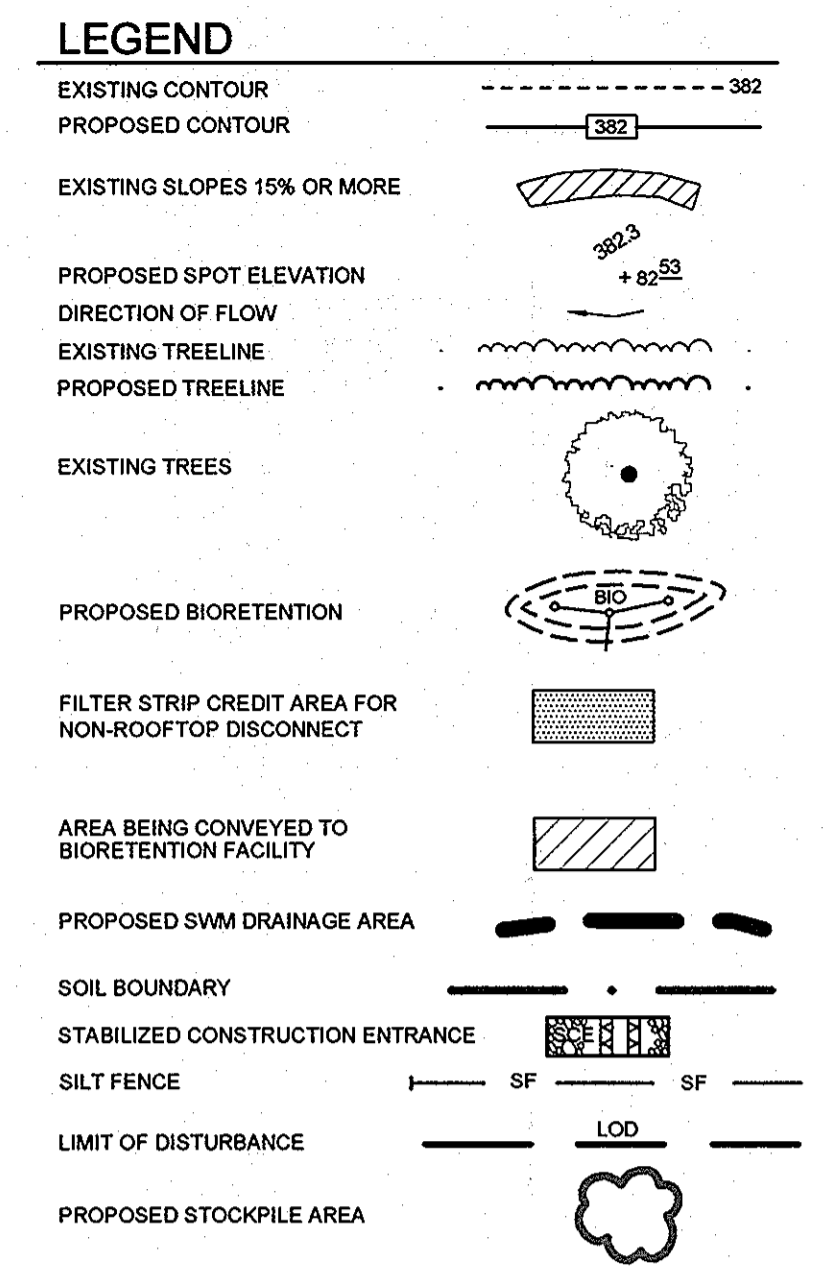
DESIGN BY: DH
 DRAWN BY: DH
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: JUNE 12, 2012
 PROJECT #: 12-007
 SHEET #: 1 of 2

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. 32025, EXP. RENEWAL DATE: JUNE 20, 2015



SYMBOL	NAME / DESCRIPTION	GROUP
* GmC	GLENVILLE SILT LOAM, 8-15% SLOPES	C
MaB	MANOR LOAM, 3-8% SLOPES	B
* MaC	MANOR LOAM, 8-15% SLOPES	B
* MaD	MANOR LOAM, 15-25% SLOPES	B
* MmF	MANOR-BRINKLOW COMPLEX, 25-65% SLOPES, VERY ROCKY	B

* NOTE: NOT A SOIL TYPE WITHIN THE LIMIT OF DISTURBANCE.

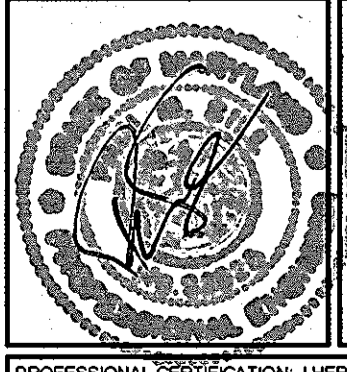


NOTE: THE TOTAL LIMIT OF DISTURBANCE IS 23,124 S.F. (0.53 ACRES).

OWNER/DEVELOPER
 JOSEPH P. KEMPLER, TRUSTEE &
 PATRICK SNODGRASS, TRUSTEE
 10550 LITTLE PATIENT PARKWAY
 COLUMBIA, MARYLAND 21044-3586
 410-740-3144

**PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL,
 AND STORMWATER MANAGEMENT DRAINAGE AREA MAP**
11497 HARDING ROAD
 LIBER 12020 FOLIO 298

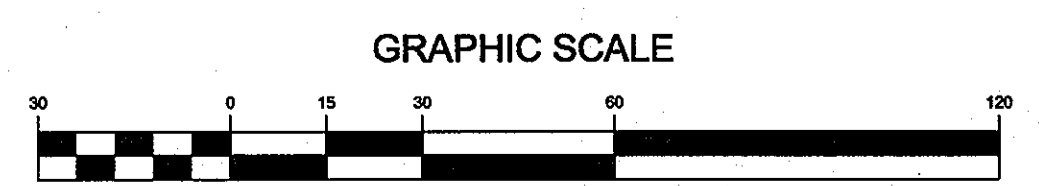
TAX MAP 46 GRID 9
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 PARCEL 47
 HOWARD COUNTY, MARYLAND



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DESIGN BY: DH
 DRAWN BY: DH
 CHECKED BY: PS
 SCALE: 1" = 30'
 DATE: JUNE 12, 2012
 PROJECT #: 12-007
 SHEET #: 2 of 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 6/30/12
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 6/19/12



NO.	DESCRIPTION

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. 32025, EXPIRATION DATE: JUNE 30, 2015.