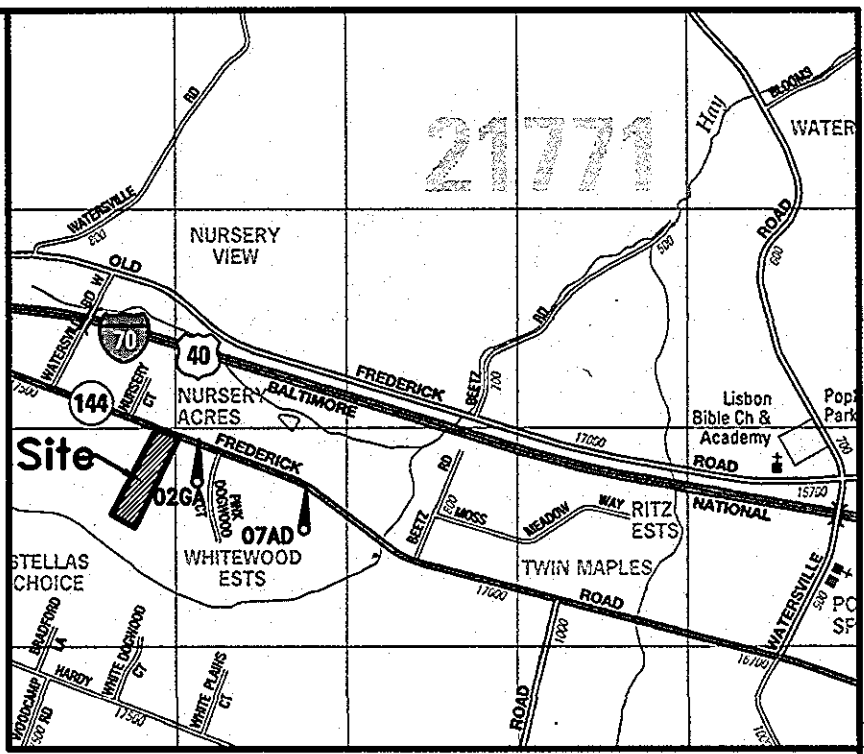


LEGEND
EXISTING

- Boundary: - - - - -
- Setback Lines: - · - · -
- Soils Lines: · · · · ·
- Contours: - - - - -
- Tree Lines: ~ ~ ~ ~ ~
- Buildings: []
- Road Edge: - - - - -
- Well & 100' circle: (○)
- Ex. Specimen Tree: (⊕)



Vicinity Map - Scale: 1" = 2000'
 ADC The Map People - Permitted Use # 20612205
 Map 4691 A5
 BENCHMARK DESCRIPTIONS

The courses and coordinates shown hereon are based on the following Howard County monuments:

Point	Northing	Easting	Elevation
07AD	N 612505.602	E 1280187.037	Elev. 682.307
02GA	N 612999.9108	E 1279074.8203	Elev. 713.027

Waiver Petition WP-12-182 was approved July 26, 2012 for the following:

The Director of the Department of Planning and zoning considered your request for a waiver of Subsections 16.120(b)(4)(i)(b), 16.120(c)(2) and 16.120(c)(2)(i) of the Howard County Subdivision and Land Development Regulations. Waiver approval would allow environmental features on lots, less than 10 acres in size, allow public road frontage and driveway entrance to be in different locations, and would allow reduction of the required single pipestem width from 20 to 17.12 feet, respectively.

- As of the date of this letter, the Planning Director approved your request, subject to the following conditions:
1. Submission of a final subdivision plat is required to establish proposed Lots 1 and 2.
 2. Lots 1 and 2 must comply with the minimum "RC" lot size requirements including use of Subsection 16.120(b)(2)(i) to allow for a 10% lot size reduction for a minor subdivision dedicating public road right-of-way.
 3. Petitioner or designee shall provide a ten-foot landscape buffer between the Ward Property and the use-in-common driveway easement.

NO WETLANDS OR STREAMS EXIST OF THE PROPERTY BASED ON A LETTER DATED APRIL 26, 2012 BY EXPLORATION RESEARCH INC.

OPTION 2:	EXEMPT/DOI	FOREST CONSERVATION DATA SUMMARY
File Number:	ECP 13-027	Project/Subdivision Name: ANNIS PROPERTY
Regulation Section:	SECTION 16.1202.b.I.viii (provide Regulation reference and a brief description of the applicable exemption or DOI)	

SOILS INFORMATION
 per NRCS/USDA data, 2003:

GgB	Glengle Loam, 3 to 5 percent slopes
GgA	Glengle Loam, 0 to 3 percent slopes
GgC	Glengle Loam 8-15 percent slopes

**SITE ADDRESS: 17415 OLD FREDERICK ROAD
 MT. AIRY, MD 21771**

OWNER
 VINCENT R. COLEIANNE
 815 WINDRIVER DRIVE
 SYKESVILLE, MD. 21784
 PH. 410-442-8068

SHEET INDEX

C-1 ENVIRONMENTAL CONCEPT PLAN	EXISTING CONDITIONS
C-2 ENVIRONMENTAL CONCEPT PLAN	PROPOSED CONDITIONS

Tesseract
 TESSERACT SITES, INC
 401 Washington Ave. Suite 303
 Towson, Maryland, 21284
 p. 410.321.7600
 f. 410.321.7601

**Environmental Concept Plan
 Annis Property
 Existing Conditions**
 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: 12/09/14.

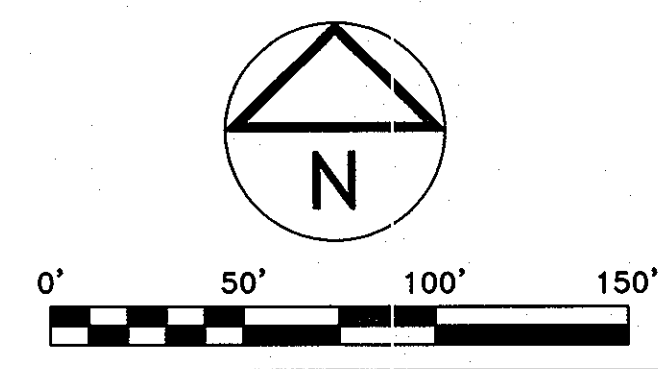
PARCEL:	349	LIBRARY:	4059/437	PLAT:	N/A
ZONE:	RC	SK/ZONE MAP:	7	ELECTRICITY:	4

Date: 12/10/2012
 Proj. #: 12011
 Scale: 1" = 50'
C-1
 DESIGN: JLS DRAWN: MAS CHECKED: JLS

ANNIS PROPERTY VEGETATIVE ASSESSMENT

ST-1/48"	Red Maple	Acer rubrum	Fair	South property line
ST-2/36"	Red Maple	Acer rubrum	Good	South property line
ST-3/40"	Red Maple	Acer rubrum	Fair	South property line
ST-4/48"	American Elm	Ulmus americana	Poor	North at Rt 144 (Evaluate for hazard removal)

This six (6) acre +/- property is generally composed of both woodland and meadow in nearly equal components. The northern portion with frontage along Maryland Rt. 144 is composed of early successional mixed hardwoods in the 8"-12" DBH range. Black locust, Black Walnut, Red Maple and Yellow Poplar occur in the overstory with a dense shrub layer of Multiflora rose and brambles. Tree rows also exist along the entire eastern and southern boundaries composed of similar species with the addition of Red Mulberry.

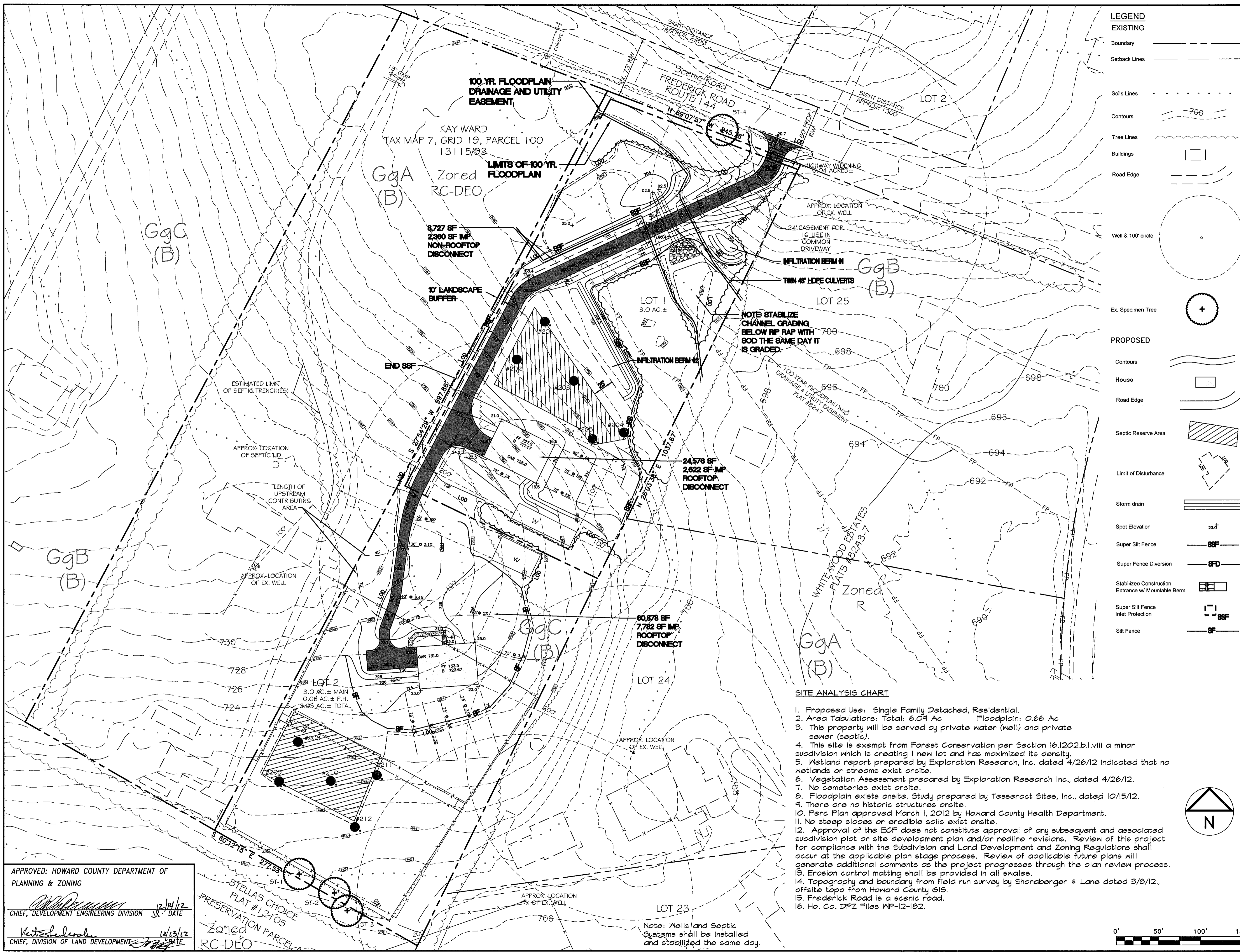


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 12/11/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 12/13/12
 CHIEF, DIVISION OF LAND DEVELOPMENT

STELLAS CHOICE PLAT # 12105
 PRESERVATION PARCEL A
 Zoned RC-DEO



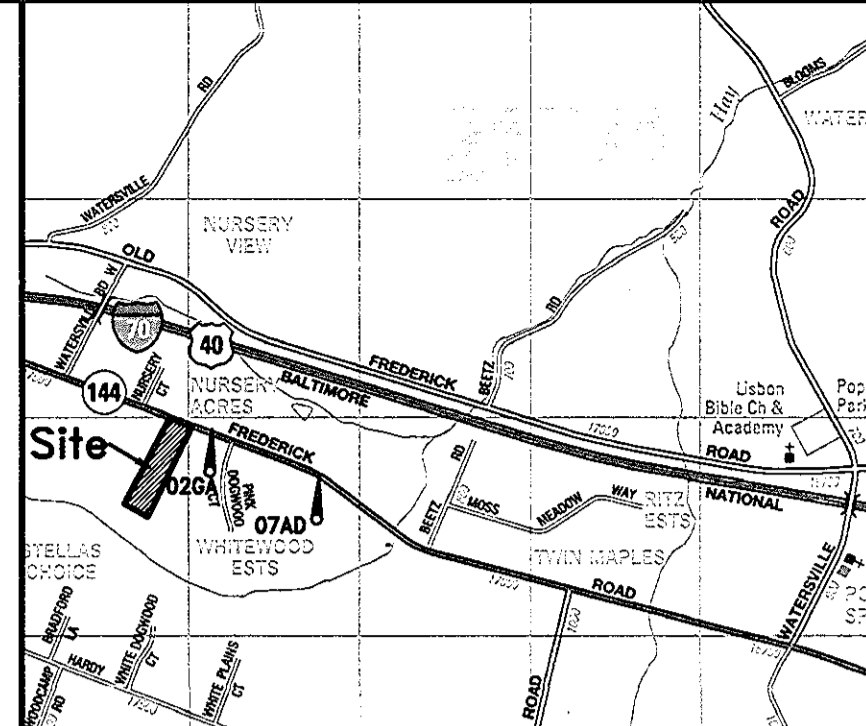
LEGEND

EXISTING

- Boundary
- Setback Lines
- Soils Lines
- Contours
- Tree Lines
- Buildings
- Road Edge

PROPOSED

- Contours
- House
- Road Edge
- Septic Reserve Area
- Limit of Disturbance
- Storm drain
- Spot Elevation
- Super Silt Fence
- Super Fence Diversion
- Stabilized Construction Entrance w/ Mountable Berm
- Super Silt Fence Inlet Protection
- Silt Fence



Vicinity Map - Scale: 1" = 2000'
 ADC The Map People - Permitted Use # 20612205
 Map 4691 A5
 BENCHMARK DESCRIPTIONS

The courses and coordinates shown herein are based on the following Howard County monuments:

Point	Northing	Easting	Elevation
07AD	N 612505.602	E 1280187.037	Elev. 682.307
02GA	N 612999.9108	E 1279074.8203	Elev. 713.027

SUMMARY OF BMP'S

LOT	BMP	Area
LOT 1	INFILTRATION BERMS	0.81 Ac.
	ROOFTOP DISCONNECTIONS	0.56 Ac.
	NON ROOFTOP DISCONNECTIONS	0.20 Ac.
LOT 2	ROOFTOP DISCONNECTIONS	0.70 Ac.
	NON ROOFTOP DISCONNECTIONS	0.70 Ac.

DESIGN NARRATIVE

The property is currently undeveloped and has a floodplain crossing the property immediately south of Frederick Road Route 144. There are no environmental resources associated with this floodplain to be protected. Stormwater Management for the proposed 2 lots will use environmental site design to the maximum extent practical and will consist of rooftop and non rooftop disconnections and infiltration berms.

LIMIT OF DISTURBANCE: 150,915 SF = 3.65 AC.
SITE ADDRESS: 17415 OLD FREDERICK ROAD MT. AIRY, MD 21711

OWNER
 VINCENT R. COLEIANNE
 815 WINDRIVER DRIVE
 SYKESVILLE, MD. 21784
 PH. 410-442-8068

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

Environmental Concept Plan
Annis Property
Proposed Conditions
 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: 12/09/14.

PARCEL: 349	LEGS/FRS: 4059/437	PLATS: N/A
ZONE: RC	TAX/ZONE MAP: 7	CONDIS TRACT: 4
Date: 12/10/2012		
Proj. #: 12011		
Scale: 1" = 50'		
C-2		
DESIGN: JLS	DRAWN: MAS	CHKD: JLS

- SITE ANALYSIS CHART**
- Proposed Use: Single Family Detached, Residential.
 - Area Tabulations: Total: 6.09 Ac Floodplain: 0.66 Ac
 - This property will be served by private water (well) and private sewer (septic).
 - This site is exempt from Forest Conservation per Section 16.1202.b.1.viii a minor subdivision which is creating 1 new lot and has maximized its density.
 - Wetland report prepared by Exploration Research, Inc. dated 4/26/12 indicated that no wetlands or streams exist onsite.
 - Vegetation Assessment prepared by Exploration Research Inc., dated 4/26/12.
 - No cemeteries exist onsite.
 - Floodplain exists onsite. Study prepared by Tesseract Sites, Inc., dated 10/15/12.
 - There are no historic structures onsite.
 - Perc Plan approved March 1, 2012 by Howard County Health Department.
 - No steep slopes or erodible soils exist onsite.
 - 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.
 - Topography and boundary from field run survey by Shanaberger & Lane dated 3/8/12., offsite topo from Howard County GIS.
 - Frederick Road is a scenic road.
 - Ho. Co. DPZ Files WP-12-182.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 12/14/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION SR DATE

[Signature] 12/13/12
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

STELLAS CHOICE PLAT # 12-105
 Zoned RC-DEO
 PRESERVATION PARCEL

Note: Wells and Septic Systems shall be installed and stabilized the same day.

