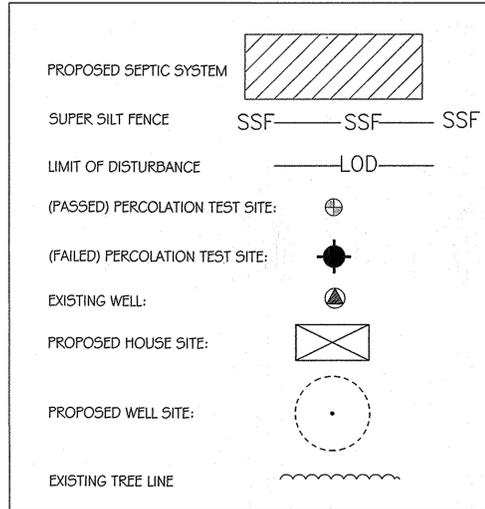
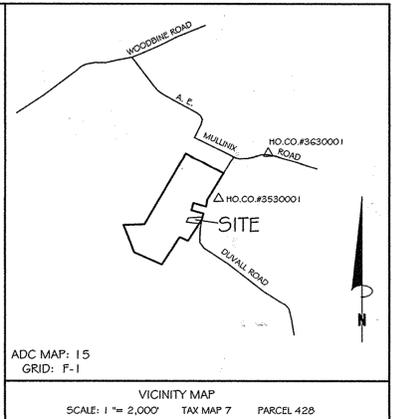


LEGEND



SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
GgA, GgB	GLENELG LOAM	B	NO	0.20	0-8%
GmA	GLENVILLE SILT LOAM	C	YES	0.37	0-3%
MaB	MANOR LOAM	B	NO	0.24	3-8%

HOWARD COUNTY SOILS MAP NO. 7



DESIGN NARRATIVE

1. THERE ARE NO STEEP SLOPES, WATERWAYS, FLOODPLAINS, WETLANDS OR BUFFERS ON THE PROPERTY.
2. NATURAL FLOW PATTERNS WILL NOT BE AFFECTED BY THE PROPOSED SUBDIVISION.
3. IMPERVIOUS AREAS HAVE BEEN REDUCED THROUGH THE USE OF NON-STRUCTURAL STORMWATER MANAGEMENT PRACTICES.
4. THE DESIGN ACHIEVES INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO THE SWM STRATEGY BY LIMITING THE AMOUNT OF DISTURBED AREA, BY MAINTAINING NATURAL VEGETATION AND MAINTAINING NATURAL DRAINAGE PATTERNS.
5. STORMWATER MANAGEMENT REQUIREMENTS WILL BE ADDRESSED USING ROOFTOP DISCONNECTION AND INFILTRATION. SWM IS IN ACCORDANCE WITH THE 2009 REVISIONS OF THE 2000 MD STORMWATER DESIGN MANUAL AND ADDRESSES ESD TO THE MFP.
6. THERE ARE NO WAIVER PETITIONS PROPOSED.



1. OWNER: GENE W. & CHARLOTTE A. MULLINIX  
DEED REFERENCE: LIBER 1507 AT FOLIO 529  
DATE: JULY 21, 1986  
GRANTOR: WARFIELD FAMILY LTD. PARTNERSHIP
2. TAX MAP: 7 GRID: 22 PARCEL: 428
3. NEAREST POTABLE WATER SUPPLY: MT. AIRY DISTANCE: 4.5 MILES ±.
4. THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240044 0013B.
5. TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD83.
6. THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83/91) PER HOWARD COUNTY SURVEY CONTROL STATIONS HO.CO.#3530001 N.600109.95 E.1287431.47 HO.CO.#3630001 N.601172.83 E.1288609.32 DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
7. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
8. THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
9. SOIL TYPE: MANOR LOAM (MaB), GLENELG LOAM (GgA), (GgB), GLENVILLE SILT LOAM (GmA) HOWARD COUNTY SOILS MAP NO. 7
10. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 1006/13 COMPREHENSIVE ZONING REGULATIONS. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 7, 2007.
11. ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
12. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
13. THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
14. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN, SITE DEVELOPMENT PLAN, OR GRADING OR BUILDING PERMIT. 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, SITE PLAN OR GRADING AND BUILDING PERMIT STAGES.
15. NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD.
16. NO SPECIMEN TREES ARE PROPOSED FOR REMOVAL.
17. THIS LOT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 1 G.1.202(b)(1)(v) WHICH STATES THAT AGRICULTURAL PRESERVATION SUBDIVISIONS ARE EXEMPT.
18. THIS LOT IS LOCATED IN AN AGRICULTURAL PRESERVATION EASEMENT. THE CREATION OF THIS NEW LOT IS SUBJECT TO SECTION 104.0.E.6 OF THE HOWARD COUNTY ZONING REGULATIONS.

OWNER:  
GENE W. MULLINIX  
16525 A.E. MULLINIX ROAD  
WOODBINE, MD 21797  
410-489-4510

APPROVED  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kurt Schaefer* 2/20/15  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Chad P. Jones* 2-24-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

SWM TREATMENT SUMMARY			
Practice	Area	Methodology	Volume (ESDv)
N-1: Rooftop Disconnection	Rooftop Area	$ESDv = P_e * R_v * DA / 12$	125 cft
M-3: Landscape Infiltration	Remaining Rooftop Area and Driveway	Ponding Provided	607 cft
		Total ESDv Provided =	731 cft
		ESDv Required =	680 cft

SITE ANALYSIS DATA SHEET		ACRES
PROPOSED SITE USE	RESIDENTIAL	
WETLANDS	0.00	
WETLANDS BUFFER	0.00	
FLOODPLAIN	0.00	
FORESTS	0.00	
STEEP SLOPES (15-24%)	0.00	
STEEP SLOPES (25% OR GREATER)	0.00	
TOTAL PROJECT AREA	1.00	
LOD AREA	0.60	
GREEN OPEN SPACE AREA	0.86	
EX. IMPERVIOUS AREA	0.00	
PROP. IMPERVIOUS AREA	0.14	
HIGHLY ERODIBLE SOILS IN PROJECT AREA	0.00	

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. 43203, Expiration Date: 12-20-2016.



ENVIRONMENTAL CONCEPT PLAN  
LOT 4  
**MULLINIX SUBDIVISION**

TAX MAP: 7 ELECTION DISTRICT: No. 4 SCALE: 1" = 50'  
GRID NO: 22 HOWARD COUNTY, MARYLAND DATE: APRIL 2014  
PARCEL NO: 428 EX. ZONING: RC-DEO SHEET 1 OF 1

**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street Mount Airy, Maryland 21771  
(301) 829-2880 (301) 831-5015 (410) 549-2751  
Fax (301) 831-5603 ©Copyright, Latest Date Shown

vanmar.com ECP-14-035