

VICINITY MAP
SCALE: 1" = 2,000'

BENCHMARKS

28DA	ELEV. = 564.582	N	970624.996	E	1314454.712
28EC	ELEV. = 553.821	N	9707513.866	E	1322274.121

ADC MAP: 24 GRID: E5

LEGEND

#7	SPECIMEN TREE LOCATIONS (* denotes off-site)
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
SBB	STREAM BANK BUFFER
---	STREAM BANK
---	STREAM
.....	LIMIT OF DISTURBANCE
---	EXISTING TREELINE
---	PROPOSED/ULTIMATE TREELINE
FP	100 YEAR FLOODPLAIN
[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED BUILDING
---	CURB & GUTTER
---	PROP. STORM DRAIN
---	EX. STORM DRAIN
[Symbol]	STEEP SLOPES 25%+
GnA	SOIL BOUNDARY
---	SOIL TYPE
WB	WETLAND BUFFER
---	LIMIT OF WETLAND
---	WETLAND AREA
---	BUILDING RESTRICTION LINE
---	PROPERTY LINE
---	EX. CURB AND GUTTER
---	EX. EDGE OF PAVEMENT
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED SEPTIC FIELD
---	2' SEPTIC / 5' MIN SETBACK
[Symbol]	PROPOSED MELL BOX
[Symbol]	100' WELLS SEPTIC & WELL INFILTRATIVE 5' MIN SETBACK
[Symbol]	PROPOSED WELL LOCATION
[Symbol]	100' WELLS SEPTIC & WELL INFILTRATIVE 5' MIN SETBACK
[Symbol]	DRY WELL (M-5) (7'x10'S UNLESS NOTED OTHERWISE)
---	DISCONNECT LENGTH
---	ROOFTOP DISCONNECT (N-1)
---	CONSERVATION AREA WIDTH
---	SHEET FLOW TO CONSERVATION AREA (N-3)
---	200 GAL RAIN BARREL (M-1)
[Symbol]	NON-ROOFTOP DISCONNECT AREA (N-2)
[Symbol]	PROPOSED FOREST CONSERVATION EASEMENT

NOTES

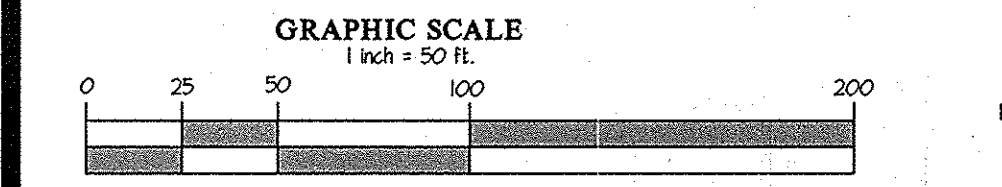
1. APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION PLANS OR PLATS AND/OR SITE DEVELOPMENT PLANS. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.

2. THIS SITE IS SUBJECT TO SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL. FOREST CONSERVATION OBLIGATIONS WILL BE FULFILLED UNDER A FUTURE DEVELOPMENT PLAN.

ESD DESIGN NARRATIVE:

The stormwater management for this site will be provided by a combination of micro-scale practices per Chapter 5 of the MDE stormwater design manual. The development area of the site is 30.8% impervious which will require a P_o of 1.0". A majority of the driveway area will be initially treated by non-rooftop disconnect (N-2). Most of the rooftop area will initially be treated by rooftop disconnect (N-1). If the soil type, fill gravel, and well & septic setbacks in the surrounding lot area allow, the rooftop area will be sent to a dry well (M-5). In the backyards where drywells are not feasible, 200 gallon rain barrels (M-1) will be used. Sheet flow to conservation area (N-3) will be used for the lots that are adjacent to forest conservation easements. Level spreaders will be installed at the edge of the lots to ensure that the runoff enters the conservation areas as sheet flow. The shoulder for public road has been increased to 10' to use the non-rooftop disconnect to initially treat the road pavement. Most of the lot area west of the public road will drain to five micro bio-retention (M-6) facilities located throughout the development. The micro-bio-retention facilities will outlet to open space adjacent to one of the streams on site. The micro-bio-retention facilities will be jointly maintained by Howard County and the HOA. All other stormwater practices will be privately owned and maintained.

The proposed development has been clustered to protect natural resources on the site and reduce the amount of impervious area required for the development. Over 50% of the site, about 30.7 acres, will be preservation parcels. Stream buffers, wetland buffers, floodplain easements and forest conservation easements will be placed over all of the environmentally sensitive areas. All of the forest conservation requirements will be met on site and there will be an opportunity to provide additional forest banking on the site. There will be one road stream crossing required as part of this development. At this time, the road crossing to the only proposed stream disturbance, 15' of the 34 specimen trees on site will be saved and put into a conservation easement. 12 additional specimen trees are on lots outside of the limit of disturbance. The natural flow patterns on the site will be maintained. The drainage area to the streams and existing farm pond will remain the same. The sediment controls have been preliminarily designed so they do not increase the limit of disturbance.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

K. J. [Signature] 3/20/15
Chief, Division of Land Development Date

J. R. [Signature] 3-23-15
Chief, Development Engineering Division Date

GENERAL NOTES

1. SITE ANALYSIS DATA SHEET

AREA OF THE SITE	57,291 AC.
WETLANDS AND THEIR BUFFER	1,264 AC.
FLOODPLAINS AND THEIR BUFFER	16,114 AC.
FORESTS	10,044 AC.
STEEP SLOPES 15% AND GREATER	4,524 AC.
ERODIBLE SOILS PROJECT AREA	18,214 AC.
LIMIT OF DISTURBANCE AREA	15,474 AC.
PROPOSED SITE USES	RESIDENTIAL
GREEN OPEN AREA	11.74 AC.
PROPOSED IMPERVIOUS AREA	4.21 AC.

2. APPLICABLE DPZ FILE REFERENCE: SP-14-006; NP-14-124, F-14-043

SOILS (on site)	Map Unit Symbol	Map Unit Name	Type	K Factor
BaA		Baile silt loam, 0 to 3 percent slopes	D	0.32
GgB		Glenelg loam, 3 to 8 percent slopes	B	0.20
GgC		Glenelg loam, 8 to 15 percent slopes	B	0.20
GmB		Glenville silt loam, 3 to 8 percent slopes	C	0.31
GmD		Glenville-Baile silt loams, 0 to 8 percent slopes	D	0.31
MaD		Manor loam, 15 to 25 percent slopes	B	0.24

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR / OWNER:

CHM, LLC
5027 TEN OAKS ROAD
CLARKSVILLE, MD 21029

JANET MARSHALL
410-531-1460

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12975

EXPIRATION DATE: MAY 28, 2016

7/11/15

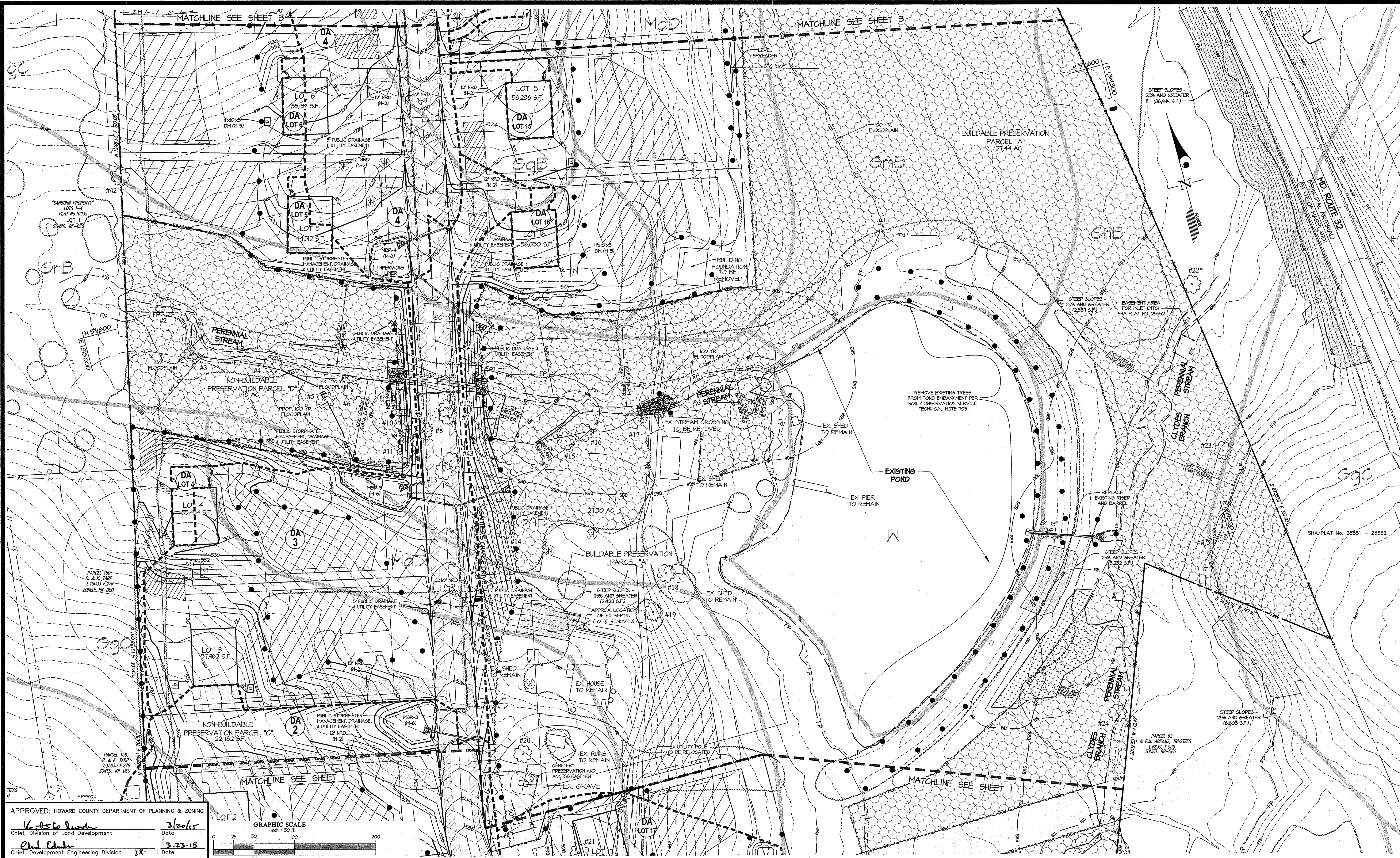
ENVIRONMENTAL CONCEPT PLAN

GAITHER'S CHANCE
LOTS 1-18, Buildable Preservation Parcel 'A', & Non-Buildable Preservation Parcels 'B', 'C', & 'D'

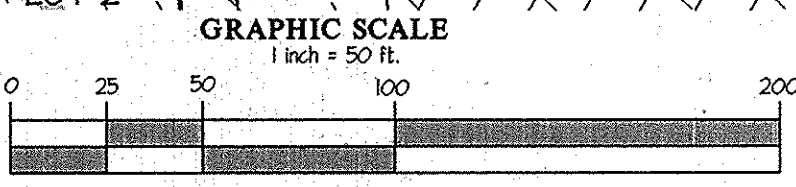
TAX PARCEL 45
LIBER 10486 FOLIO 203

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RR-DEO	13070
DATE	TAX MAP - GRID	SHEET
MARCH, 2014	28 - 8,9,14,&15	1 OF 6



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
V. G. G. G.
 Chief, Division of Land Development
 Date: 3/20/15
Chad Clark
 Chief, Development Engineering Division
 Date: 3.23.15



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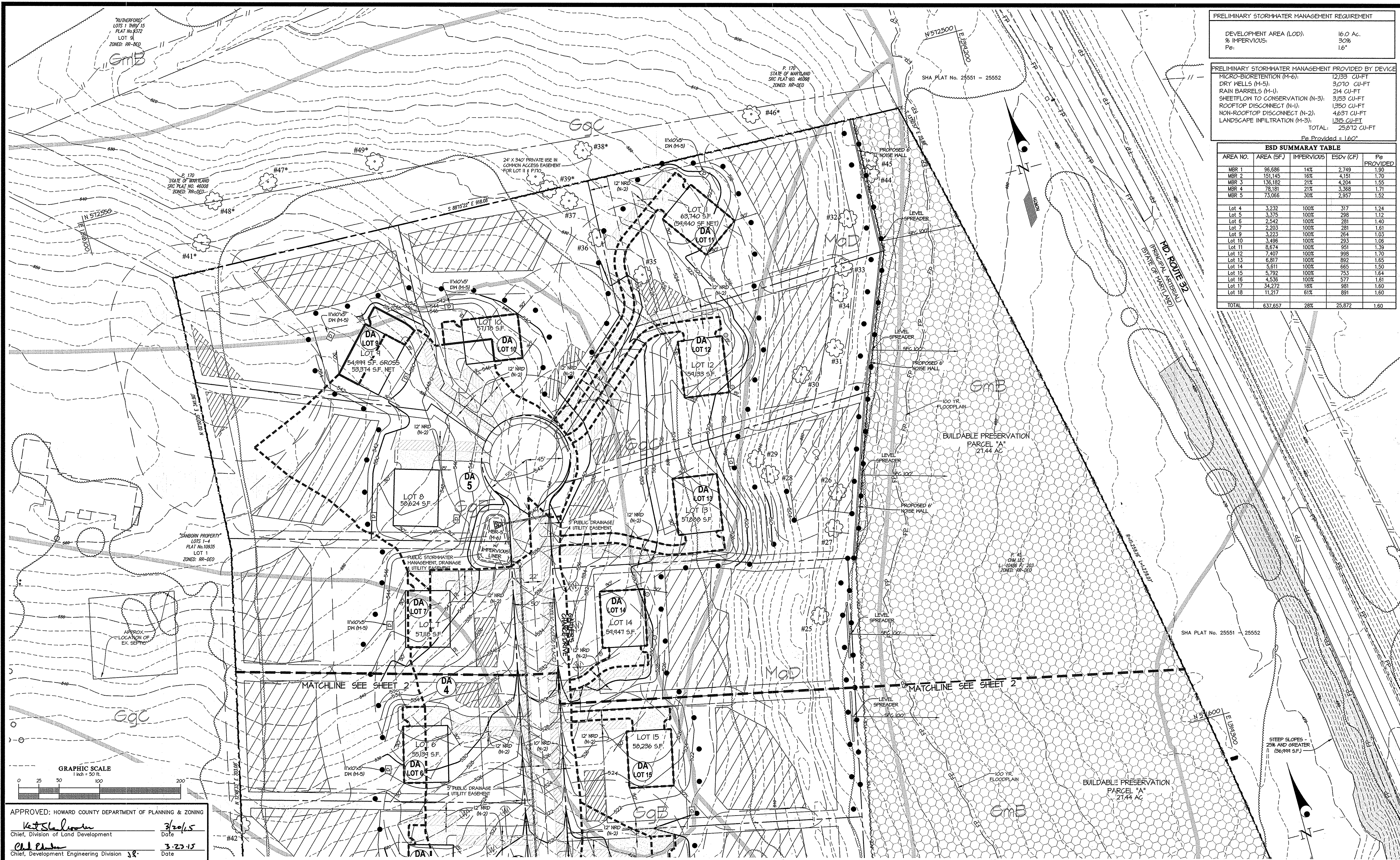
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 EXPIRATION DATE: MAY 28, 2016
 3/15/15



PRELIMINARY GRADING PLAN & SOILS MAP
GAITHER'S CHANCE
 LOTS 1-18, Buildable Preservation Parcel 'A', & Non-Buildable Preservation Parcels 'B', 'C', & 'D'
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 LIBER 10486 FOLIO 203
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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MARCH, 2014	28 - 8,9,14,&15	2 OF 6



PRELIMINARY STORMWATER MANAGEMENT REQUIREMENT

DEVELOPMENT AREA (LOD):	16.0 Ac.
% IMPERVIOUS:	30%
Pe:	1.6"

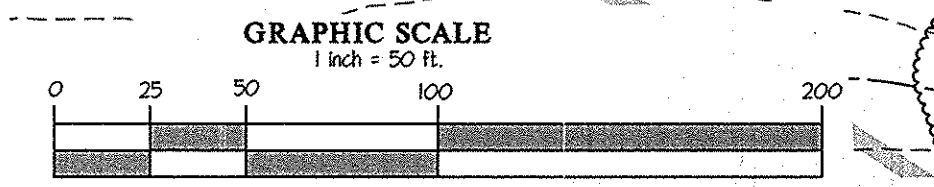
PRELIMINARY STORMWATER MANAGEMENT PROVIDED BY DEVELOPER

MICRO-BIORETENTION (M-6):	12,133 CU-FT
DRY WELLS (M-5):	3,070 CU-FT
RAIN BARRELS (M-1):	214 CU-FT
SHEETFLOW TO CONSERVATION (N-3):	3,153 CU-FT
ROOFTOP DISCONNECT (N-1):	1,350 CU-FT
NON-ROOFTOP DISCONNECT (N-2):	4,637 CU-FT
LANDSCAPE INFILTRATION (M-3):	1,215 CU-FT
TOTAL:	25,872 CU-FT

Pe Provided = 1.60"

ESD SUMMARY TABLE

AREA NO.	AREA (SF)	IMPERVIOUS	ESDV (CF)	Pe PROVIDED
MBR 1	96,686	14%	2,749	1.90
MBR 2	151,145	16%	4,151	1.70
MBR 3	136,182	21%	4,204	1.55
MBR 4	78,181	21%	3,388	1.71
MBR 5	73,066	30%	2,957	1.52
Lot 4	3,232	100%	317	1.24
Lot 5	3,375	100%	298	1.12
Lot 6	2,542	100%	281	1.40
Lot 7	2,203	100%	281	1.61
Lot 9	3,223	100%	264	1.03
Lot 10	3,496	100%	293	1.06
Lot 11	8,674	100%	951	1.39
Lot 12	7,407	100%	988	1.70
Lot 13	6,817	100%	892	1.55
Lot 14	5,611	100%	665	1.50
Lot 15	5,792	100%	753	1.64
Lot 16	4,536	100%	577	1.61
Lot 17	34,272	18%	981	1.60
Lot 18	11,217	61%	891	1.60
TOTAL	637,657	28%	25,872	1.60



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

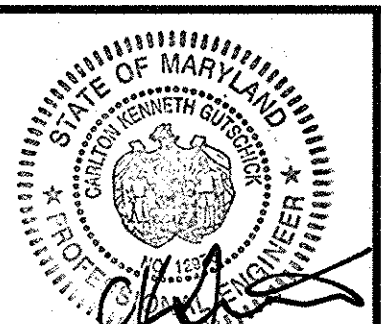
Keith Stalder 3/20/15
 Chief, Division of Land Development Date

Chad Plummer 3-23-15
 Chief, Development Engineering Division Date

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 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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PREPARED FOR / OWNER:
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 CLARKSVILLE, MD 21029
 JANET MARSHALL
 410-531-1460

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 EXPIRATION DATE: MAY 28, 2016
 3/17/15



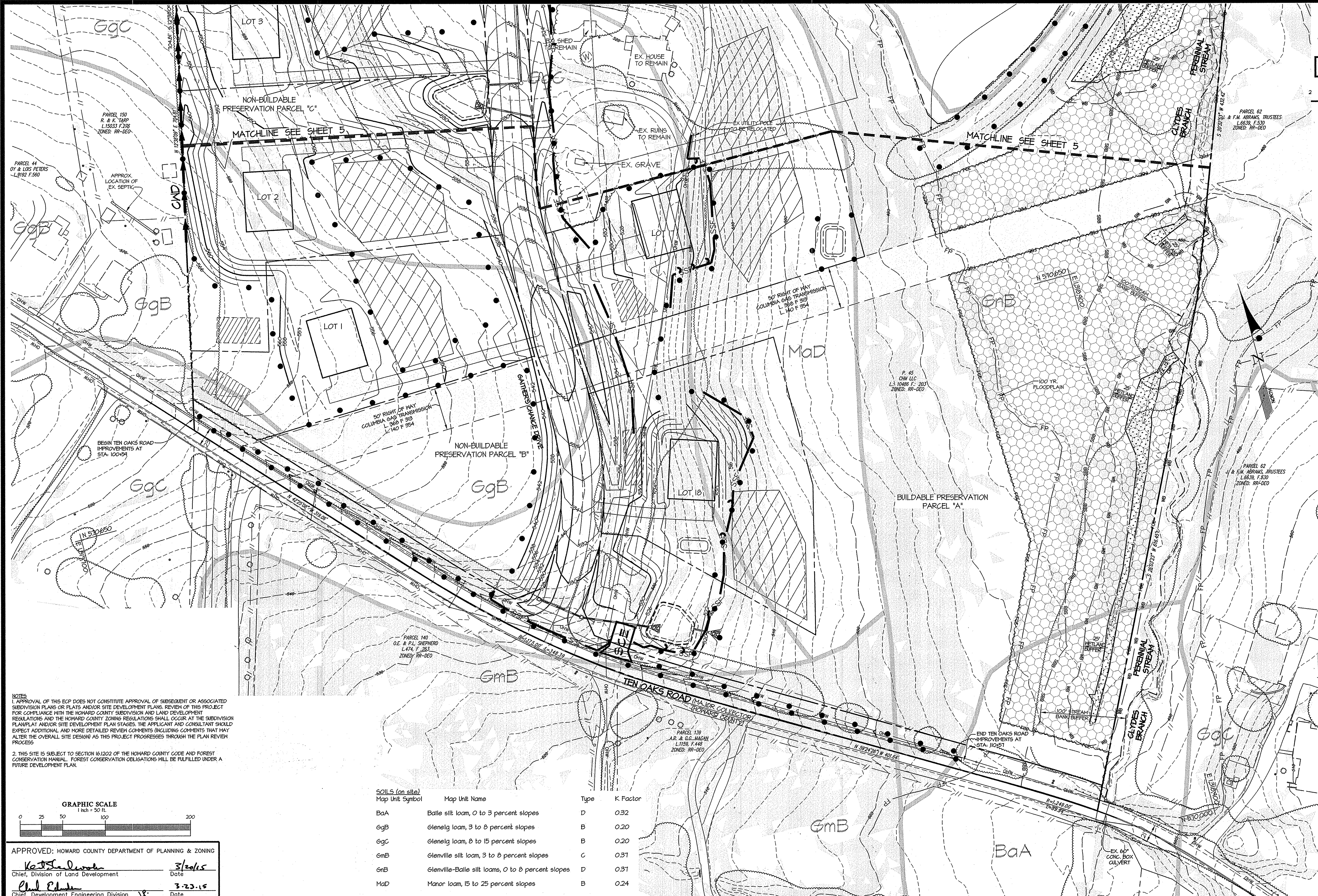
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TAX PARCEL 45
 LIBER 10486 FOLIO 203

ELECTION DISTRICT No. 5
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DATE	TAX MAP - GRID	SHEET
MARCH, 2014	28 - 8,9,14,&15	3 OF 6



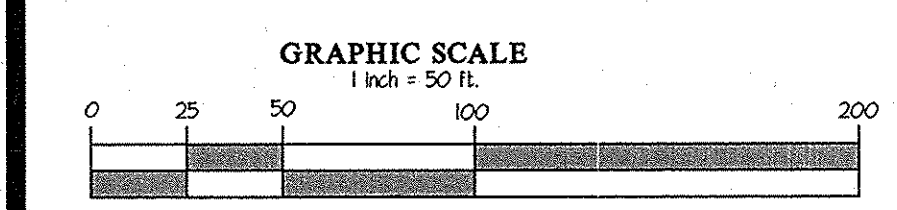
- LEGEND**
- LIMIT OF DISTURBANCE
 - SCE STABILIZED CONSTRUCTION ENTRANCE
 - SSF --- PROPOSED SUPER SILT FENCE
 - EARTH DIKE / CLEAN WATER DIVERSION
 - PROPOSED TEMPORARY STOCKPILE AREA
 - EXISTING TREELINE
 - FP --- 100 YEAR FLOODPLAIN
 - HIGHLY ERODIBLE SOIL
 - MGWC 12 TEMPORARY PUMP AROUND PER MARYLAND'S GUIDELINES TO WATERWAY CONSTRUCTION DETAIL 12. NOTE: STREAM IS A USE IV-P STREAM. NO DISTURBANCE TO STREAM CHANNEL IS ALLOWED BETWEEN MARCH 1 - MAY 31

NOTE: USE EXISTING FARM ROAD TO ACCESS THE SITE NORTH OF THE STREAM. DO NOT REMOVE EXISTING CROSSING UNTIL PROPOSED ROAD CROSSING HAS BEEN INSTALLED.

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

K. J. [Signature]
 Chief, Division of Land Development
 Date: 3/20/15

Paul [Signature]
 Chief, Development Engineering Division
 Date: 3-23-15

SOILS (on site)	Map Unit Name	Type	K Factor
BaA	Balle silt loam, 0 to 3 percent slopes	D	0.32
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MaD	Manor loam, 15 to 25 percent slopes	B	0.24

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PREPARED FOR / OWNER:
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 CLARKSVILLE, MD 21029
 JANET MARSHALL
 410-531-1460

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 I HEREBY CERTIFY THAT THESE PLANS 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. 79275, EXPIRATION DATE: MAY 28, 2016

3/17/15

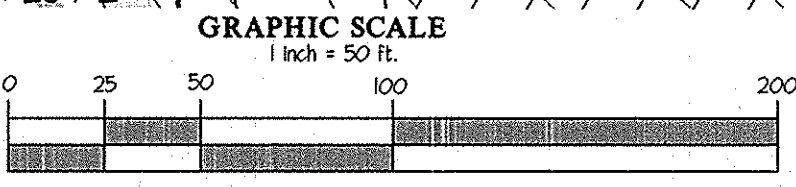
SEDIMENT CONTROL CONCEPT PLAN

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 TAX PARCEL 45
 LIBER 10486 FOLIO 203

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RR-DEO	13070
DATE	TAX MAP - GRID	SHEET
MARCH, 2014	28 - 8,9,14,&15	4 OF 6



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Veit Stalwood 3/20/15
 Chief, Division of Land Development Date
Chad Eshen 3.23.15
 Chief, Development Engineering Division Date



GLW GUTSCHICK LITTLE & WEBER, P.A.
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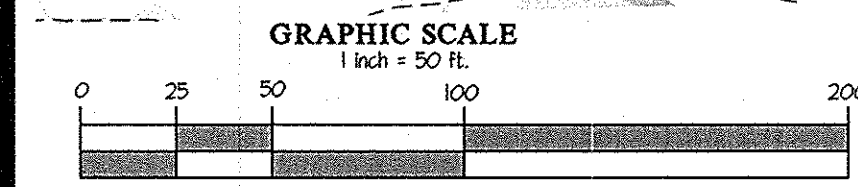
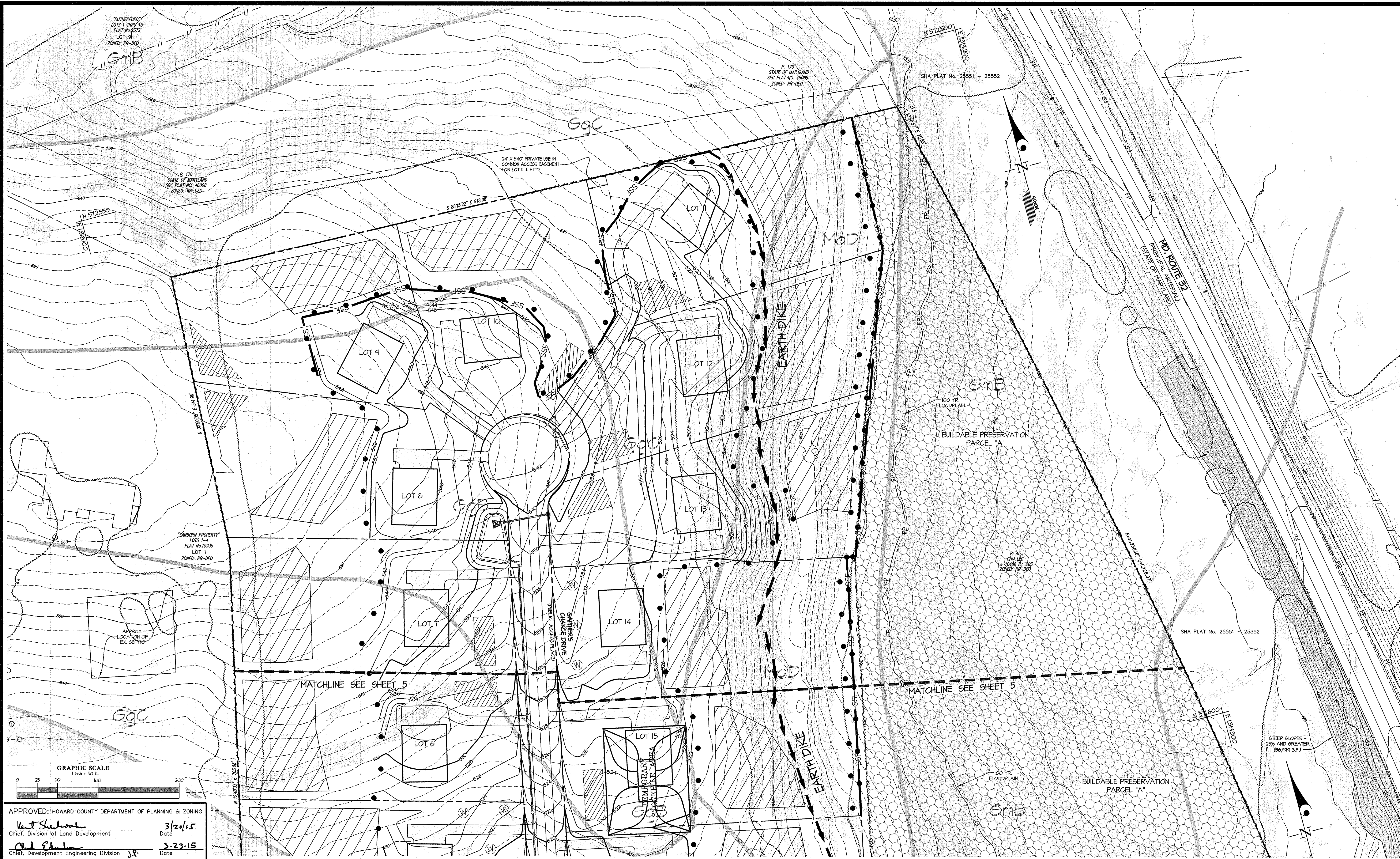
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 3/17/15



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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kent Sheehan
 Chief, Division of Land Development
 Date: 3/20/15

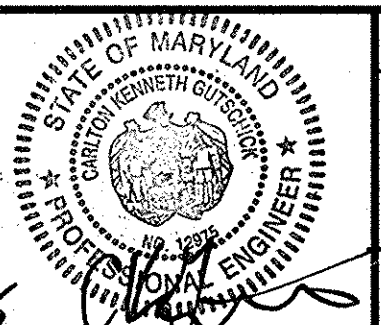
Chad Eshen
 Chief, Development Engineering Division
 Date: 3-23-15

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ELECTION DISTRICT No. 5

SCALE 1"=50'	ZONING RR-DEO	G. L. W. FILE No. 13070
DATE MARCH, 2014	TAX MAP - GRID 28 - 8,9,14,&15	SHEET 6 OF 6