

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED SEPTEMBER 2014. OFFSITE TOPOGRAPHY FROM HOWARD COUNTY GIS.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED DECEMBER, 2014.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 476D AND 476E WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "R-SC" IN ACCORDANCE WITH THE 10/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN/FLOODPLAIN, EXCEPT AS APPROVED AS NECESSARY DISTURBANCE BY THE DPZ AND HSCD OR BY WAIVER PETITION APPROVAL.
- A MINOR DISTURBANCE TO THE WETLAND BUFFER IS PROPOSED FOR THE INSTALLATION OF THE STORM DRAIN OUTFALL.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER FOR THIS PROJECT IS TO BE SERVICE CONNECTIONS FROM CONTRACT NO. 20-1018.
- SEWER FOR THIS PROJECT IS TO BE SERVICE CONNECTIONS FROM CONTRACT NO. 20-1018.
- EXISTING UTILITIES LOCATED FROM TOPOGRAPHIC SURVEY AND AS-BUILT DRAWINGS. 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.
- NO FLOODPLAIN IS LOCATED ONSITE.
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ONSITE.
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE ADDRESSED BY A FOREST CONSERVATION PLAN SUBMITTED WITH A SUBDIVISION OR SITE DEVELOPMENT PLAN.
- WETLANDS AND STREAMS SHOWN ONSITE ARE BASED ON ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, NOVEMBER 26, 2014.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-SC PROJECT IS 25% OF GROSS AREA (1.84 AC. GROSS AREA x 25% = 0.46 AC.). OPEN SPACE LOT 5 PROVIDES ADDITIONAL AREA OVER THE MINIMUM REQUIRED AND IS 0.93 AC.
- RELIEF FROM SECTION 16.121(E)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL BE A TOPIC OF A FORTHCOMING WAIVER PETITION.
- GEOTECHNICAL INVESTIGATIONS SHALL COMPLETED AS PART OF THE FUTURE SUBDIVISION PLAN PHASE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, NOVEMBER 26, 2014.
- STANSFIELD ROAD IS CLASSIFIED AS A MINOR COLLECTOR.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF NON STRUCTURAL PRACTICES AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDES THE USE OF RAIN BARRELS AND RAIN GARDENS. NON-STRUCTURAL PRACTICES INCLUDE ROOFTOP & NON-ROOFTOP DISCONNECTIONS. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. 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 AND/OR RED-LINE REVISION PROCESS. 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.
- PERIMETER LANDSCAPING WILL BE PROVIDED AT THE FINAL SUBDIVISION PLAN STAGE.

ENVIRONMENTAL CONCEPT PLAN

PINE GROVE

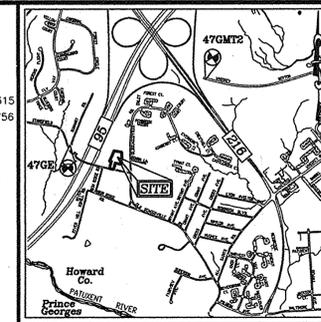
10122 STANSFIELD ROAD LAUREL, MD 20723
 PARCEL 162 / ZONED: R-SC
 L.12468 F.00469

BENCHMARKS

COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 476D, 476E.
 HOWARD COUNTY BENCHMARK
 476D N 530494.447 E 1350872.301 ELEV. 312.315
 476E N 529044.964 E 1350854.953 ELEV. 335.756

NOTES:

1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP COORDINATE: 5169 B1

SHEET INDEX	
DESCRIPTION	SHEET NO.
LAYOUT PLAN	1 OF 3
GRADING AND SOIL EROSION AND SEDIMENT CONTROL PLAN AND SOILS MAP	2 OF 3
SWIM DRAINAGE AREA MAP, NOTES & DETAILS	3 OF 3

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING TREELINE
- EXISTING CURB AND GUTTER
- MICRO-SCALE PRACTICE RAIN GARDEN
- NON-STRUCTURAL ROOFTOP DISCONNECTIONS
- EXISTING WETLAND AREA
- PROPOSED USE-IN-COMMON ACCESS EASEMENT
- PROPOSED PUBLIC SEWER, WATER, DRAINAGE & UTILITY EASEMENT FOR LOTS 2-4

SITE ANALYSIS DATA CHART

A. TOTAL PROJECT AREA:	80,029.81 S.F. OR 1.84 AC.
B. AREA OF PLAN SUBMISSION:	80,029.81 S.F. OR 1.84 AC.
C. AREA OF WETLANDS AND BUFFERS:	26,456.36 S.F.
D. AREA OF FLOODPLAIN:	0 S.F. OR 0.00 AC.
E. AREA OF FOREST:	0.50 AC. +/-
F. AREA OF STEEP SLOPES (15% & GREATER):	0 S.F. OR 0.00 AC.
G. ERODIBLE SOILS:	UcB 42,323.56 SF (0.97 AC)
H. LIMIT OF DISTURBED AREA:	1.00 AC.
I. PROPOSED USES FOR SITE AND STRUCTURES:	RESIDENTIAL SINGLE FAMILY DETACHED (SFD) HOMES
J. GREEN OPEN AREA:	1.52 AC.
K. PROPOSED IMPERVIOUS AREA:	0.32 AC.
L. PRESENT ZONING DESIGNATION:	R-SC
M. OPEN SPACE REQUIRED:	0.46 ACRES (SEE NOTE 15)
N. TOTAL NUMBER OF UNITS ALLOWED:	4
O. TOTAL NUMBER OF UNITS PROPOSED:	4
P. DPZ FILE REFERENCES:	F-85-041 (PLAT#6111), PLAT 8 F. 53.

OWNER
 JAMES J. HERBERSON
 10122 STANSFIELD RD
 LAUREL, MD 20723
 (410) 480-0023

DEVELOPER
 TRINITY QUALITY HOMES, INC.
 3675 PARK AVE., SUITE 301
 ELLICOTT CITY, MD 21043
 (410) 480-0023

ENVIRONMENTAL SITE DESIGN NARRATIVE:

IN ACCORDANCE WITH THE DEVELOPMENT ENGINEERING DIVISION ECP CHECKLIST ITEM III.K.

- THE NATURAL AREAS ON THIS PROJECT ARE LOCATED NEAR THE CENTER OF THE SITE. NO DISTURBANCE TO THE WETLAND IS PROPOSED. A MINOR DISTURBANCE TO THE WETLAND BUFFER IS PROPOSED FOR THE INSTALLATION OF THE STORM DRAIN OUTFALL.
 - NO DRAMATIC DISTURBANCE TO THE NATURAL DRAINAGE PATTERNS ARE PROPOSED, PLEASE REFER TO THE PROPOSED GRADING.
 - THE CONCEPTUAL REDUCTION IN IMPERVIOUS AREA THROUGH BETTER SITE DESIGN IS ACHIEVED THROUGH THE ENVIRONMENTAL SITE DESIGN (ESD) FOR THE PROJECT. THE ESD CONCEPT INCLUDES THE USE OF MICRO-SCALE PRACTICES TO INCLUDE RAIN GARDENS AS WELL AS THE NON-STRUCTURAL PRACTICES.
 - SEDIMENT CONTROL FOR THIS SPECIFIC SITE PLAN WILL BE PROVIDED THROUGH THE USE A PROPOSED "SILT FENCE" PERIMETER CONTROLS. SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH CURRENT REQUIREMENTS AND SHALL BE APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
 - STORMWATER MANAGEMENT FOR THE PROJECT SHALL BE MET THROUGH THE USE OF MICRO-SCALE PRACTICES TO INCLUDE RAIN GARDENS AS WELL AS THE NON-STRUCTURAL PRACTICES. THE RESULTS OF THE ENVIRONMENTAL SITE DESIGN FOR THIS PROJECT WILL REFLECT "WOODS IN GOOD CONDITION".
- TARGET PE = 1.6" PROVIDED PE = 1.6"
 TARGET ESDv = 1,894 CUFT PROVIDED = 1,912 CUFT
- AT THIS CONCEPT STAGE OF DEVELOPMENT, NO DESIGN MANUAL WAIVERS AND/OR WAIVER PETITIONS FOR ENVIRONMENTAL AND/OR STORMWATER MANAGEMENT DESIGN ARE REQUIRED. A MINOR DISTURBANCE TO THE WETLAND BUFFER IS PROPOSED FOR THE INSTALLATION OF THE STORM DRAIN OUTFALL.

Eco-Science
 Consulting Ecologists
 P.O. Box 5006 Glen Arm, Maryland 21057 Telephone (410) 832-2480 Fax (410) 832-2488

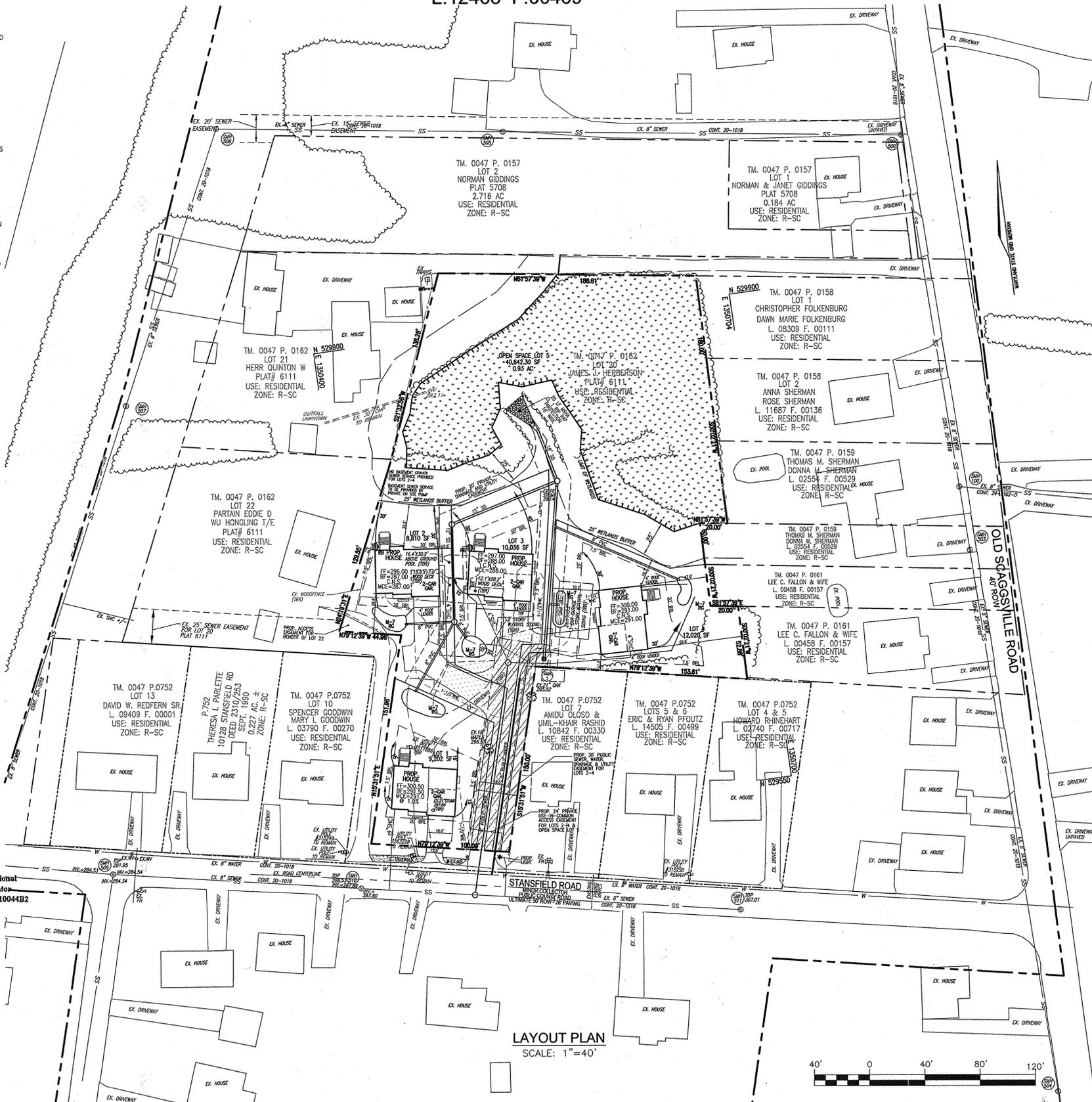
MD DNR Qualified Professional
 USACE Wetland Delineation
 Certification # WDCP93MD0610044B2
 John F. Canoles

- NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITAT WERE OBSERVED ON THE PROPERTY
- SURROUNDING LAND USE CONSISTS OF MEDIUM TO HIGH DENSITY RESIDENTIAL DEVELOPMENT.
- PROJECT SITE IS APPROXIMATELY 1.84 ACRES IN SIZE.
- NO HISTORIC ELEMENTS ARE KNOWN TO BE PRESENT ON THIS SITE.
- A WETLAND/FOREST COMPLEX IS PRESENT ON THE PROPERTY AND IS APPROXIMATELY 0.5 ACRE IN SIZE.
- NO SPECIMEN TREES ARE PRESENT ON THE SUBJECT PROPERTY.

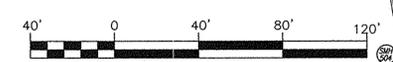
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
 Chief, Division of Land Development

7-31-15
 6-30-15



LAYOUT PLAN
 SCALE: 1"=40'



PROFESSIONAL CERTIFICATE

DESIGN BY: RHV
 DRAWN BY: KC
 CHECKED BY: RHV
 DATE: JUNE 2015
 SCALE: AS SHOWN
 W.O. NO.: 14-34

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 # 16193 EXPIRATION DATE 09-30-2018

1 SHEET OF 3

MAPPED SOILS TYPES - LAUREL NW - MAP #28

SYMBOL	NAME / DESCRIPTION	GROUP	K-FACTOR	HYDRIC	HYDRIC INCLUSIONS	FARMLAND IMPORTANCE	<15% SLOPE W/ EROSION POTENTIAL
Fd	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	0.02	NO		FARMLAND OF STATEWIDE IMPORTANCE	NO
SfB	SASSAFRAS GRAVELLY SANDY LOAM, 2 TO 5 PERCENT SLOPES	B	0.24	NO		PRIME FARMLAND	NO
SfD	SASSAFRAS AND CROOM SOILS, 10 TO 15 PERCENT SLOPES	B	0.37	NO		NOT PRIME FARMLAND	YES
UcB	URBAN LAND CHILLUM-BELTSVILLE COMPLEX, 0 TO 5 PERCENT SLOPES	D	0.37	NO		NOT PRIME FARMLAND	YES

NOTE:
TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY
HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT
OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH
A SLOPE GREATER THAN 5 PERCENT

NOTE:
SOILS ONSITE ARE WOULD BE CONSIDERED
HIGHLY ERODIBLE BY THE HOWARD SOIL
CONSERVATION DISTRICT. MORE STRINGENT
SEEDING AND STABILIZATION METHODS MAY BE
EXPECTED AT SITE DEVELOPMENT STAGE

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SOILS EXISTING TRELINE (FIELD LOCATED)
- EXISTING TREES (FIELD LOCATED)
- EXISTING FENCE
- PROPOSED STORMDRAIN INLET
- PROPOSED TRELINE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- PROPOSED USE-IN-COMMON ACCESS EASEMENT
- EXISTING WETLAND AREA

NOTE:
- SILT FENCE IS TO BE REPLACED WITH
SUPER SILT FENCE AT THE DIRECTION OF
THE SEDIMENT CONTROL INSPECTOR.
- SILT FENCE SHALL BE CURLED UPHILL, NO
MORE THAN 35 FEET APART
- DOUBLE ROWS OF SUPER SILT FENCE
SHALL BE INSTALLED AT THE DIRECTION OF
THE SEDIMENT CONTROL INSPECTOR.

NOTE:
EITHER PERMANENT OR TEMPORARY STABILIZATION IS
TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT
CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN
THE STANDARD SEDIMENT CONTROL NOTES AND/OR
SEEDING SPECIFICATIONS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John E. Edwards 7-31-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Robert H. Vogel 6-30-15
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

LOT 2
NORMAN GIDDINGS
PLAT 5708
2.716 AC
USE: RESIDENTIAL
ZONE: R-SC

TM. 0047 P. 0157
LOT 1
NORMAN & JANET GIDDINGS
PLAT 5708
0.184 AC
USE: RESIDENTIAL
ZONE: R-SC

TM. 0047 P. 0158
LOT 1
CHRISTOPHER FOLKENBURG
DAWN MARIE FOLKENBURG
L. 08309 F. 00111
USE: RESIDENTIAL
ZONE: R-SC

TM. 0047 P. 0158
LOT 2
ANNA SHERMAN
ROSE SHERMAN
L. 11687 F. 00136
USE: RESIDENTIAL
ZONE: R-SC

TM. 0047 P. 0159
THOMAS M. SHERMAN
DONNA M. SHERMAN
L. 02554 F. 00529
USE: RESIDENTIAL
ZONE: R-SC

TM. 0047 P. 0159
THOMAS M. SHERMAN
DONNA M. SHERMAN
L. 02554 F. 00529
USE: RESIDENTIAL
ZONE: R-SC

TM. 0047 P. 0161
LEE C. FALLON & WIFE
L. 00458 F. 00157
USE: RESIDENTIAL
ZONE: R-SC

TM. 0047 P. 0161
LEE C. FALLON & WIFE
L. 00458 F. 00157
USE: RESIDENTIAL
ZONE: R-SC

TM. 0047 P. 0752
LOT 7
AMIDU OLOSO &
UMIL-KHAIR RASHID
L. 10842 F. 00330
USE: RESIDENTIAL
ZONE: R-SC

TM. 0047 P. 0752
LOTS 5 & 6
ERIC & RYAN PFOUTZ
14505 F. 00499
USE: RESIDENTIAL
ZONE: R-SC

TM. 0047 P. 0752
LOT 4 & 5
HOWARD RHINEHART
L. 02740 F. 00717
USE: RESIDENTIAL
ZONE: R-SC

NOTE: ALL DISCHARGE POINTS SHALL
BE ANALYZED WITH THE
ASSOCIATED SUPPLEMENTAL PLANS
ADDITIONAL STORMWATER MANAGEMENT
TREATMENT CAPACITY
FOR LOT 20
PLAT 6111

TM. 0047 P. 0752
LOT 13
DAVID W. REDFERN, SR.
L. 09409 F. 00001
USE: RESIDENTIAL
ZONE: R-SC

TM. 0047 P. 0752
LOT 10
SPENCER GOODWIN
MARY L. GOODWIN
L. 03790 F. 00270
USE: RESIDENTIAL
ZONE: R-SC

TM. 0047 P. 0752
LOT 7
AMIDU OLOSO &
UMIL-KHAIR RASHID
L. 10842 F. 00330
USE: RESIDENTIAL
ZONE: R-SC

TM. 0047 P. 0752
LOTS 5 & 6
ERIC & RYAN PFOUTZ
14505 F. 00499
USE: RESIDENTIAL
ZONE: R-SC

TM. 0047 P. 0752
LOT 4 & 5
HOWARD RHINEHART
L. 02740 F. 00717
USE: RESIDENTIAL
ZONE: R-SC

BUSHMAN
BUSHMAN BRRT205 (205 GALLON) RAIN HARVESTING SYSTEM OR EQUIVALENT
RAIN BARREL DETAIL
NOT TO SCALE
TYPICAL RAIN BARREL DESIGN
205 GAL = 27.41 CUFT
7.48 GAL/CUFT

OPERATION AND MAINTENANCE SCHEDULE FOR
PRIVATELY OWNED AND MAINTAINED RAINWATER HARVESTING (M-1)

- THE OWNER SHALL EMPTY BARRELS ON A MONTHLY BASIS AND CLEAN BARREL WITH A HOSE.
- THE OWNER SHALL VERIFY INTEGRITY OF LEAF SCREENS, GUTTERS, DOWNSPOUTS, SPIGOTS, AND MOSQUITO SCREENS, AND CLEAN AND REMOVE ANY DEBRIS.
- THE OWNER SHALL REPLACE DAMAGED COMPONENTS AS NEEDED.
- THE OWNER SHALL ALLOW THE BARREL TO DRAIN BY BOTTOM SPIGOT DURING THE WINTER SEASON.

NOTES:
APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME.

- THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHALL DETAIL SEDIMENT & EROSION CONTROLS AND PHASING.
- THE PROJECT SHALL ADDRESS ANY TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.
- THE FINAL PLAN SUBMISSION SHALL PROVIDE A DRAINAGE AREA MAP SPECIFIC TO CHOSEN SEDIMENT CONTROLS.
- THE FINAL PLAN SUBMISSION SHALL PROVIDE COMPUTATIONS TO VERIFY VELOCITIES ALONG DIKES, SWALES AND AT DIKES OUTLET LOCATIONS.

SILT FENCE PHASING DETAIL
N.T.S.

PHASE 1 SILT FENCE LOCATION SHALL BE REMOVED AND RELOCATED ABOVE THE OUTFALL ONCE OUTFALL INSTALLATION IS COMPLETE. AREA STABILIZED AND PERMISSION HAS BEEN OBTAINED BY THE SEDIMENT CONTROL INSPECTOR.

OWNER: JAMES J. HERBERSON, 10122 STANSFIELD RD, LAUREL, MD 20723, (410) 480-0023
DEVELOPER: TRINITY QUALITY HOMES, INC., 3675 PARK AVE., SUITE 301, ELLICOTT CITY, MD 21043, (410) 480-0023

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
GRADING AND SOIL EROSION AND SEDIMENT
CONTROL PLAN AND SOILS MAP
PINE GROVE
LOTS 1-4 AND OPEN SPACE LOT 5,
A RESUBDIVISION OF LOT 20, HIGH RIDGE,
PLAT # 6111
10122 STANSFIELD ROAD
LAUREL, MD 20723
L.12468 F.00469
ZONED: R-SC
PARCEL 162
HOWARD COUNTY, MARYLAND

TAX MAP 47 BLOCK 19
6TH ELECTION DISTRICT

ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
DESIGN BY: RHV
DRAWN BY: KG
CHECKED BY: RHV
DATE: JUNE 2015
SCALE: AS SHOWN
W.O. NO.: 14-34

1. 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 # 19183
DATE: 06-27-2015

2 SHEET OF 3

STATE OF MARYLAND
ROBERT H. VOGEL
REGISTERED PROFESSIONAL ENGINEER
NO. 19183
EXPIRES 06-27-2018

ROBERT H. VOGEL, PE No. 19183



NOTES:
1. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY-SUBSEQUENT AND ASSOCIATED BUILDING AND/OR-GRADING PERMIT
2. REVIEW OF THIS PLAN FOR COMPLIANCE WITH ZONING AND SUBDIVISION AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE FINAL PLAN AND SITE DEVELOPMENT PLAN STAGES; AND THEREFORE, THIS PLAN IS SUBJECT TO ADDITIONAL AND MORE DETAILED COMMENTS AS THE PLAN PROGRESSES THROUGH THE PERMIT PROCESS.
3. THERE ARE NO ENVIRONMENTAL FEATURES: FLOODPLAIN, WETLANDS, STREAMS, STEEP SLOPES OR FOREST THAT EXISTS WITHIN THE DEVELOPED AREA.

