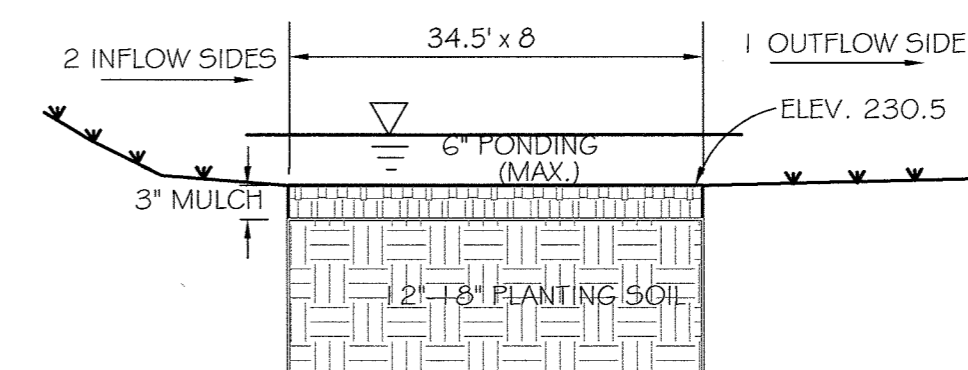
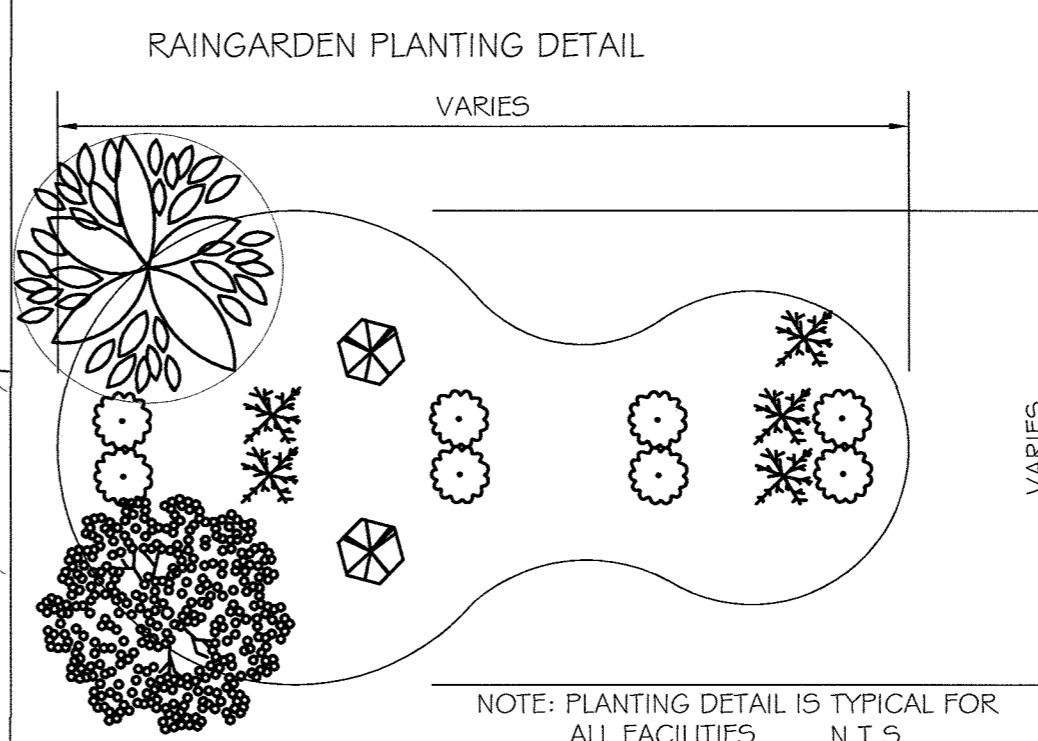


- GENERAL NOTES**
- OWNER: ELLINGER HARRY L. & LEAH M. DEED REFERENCE: LIBER 7088 AT FOLIO 695 DATE: APRIL 22, 2003 GRANTOR: VARNER, FRED K. TAX MAP: 47 GRID: 22 PARCEL: 729
 - SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24027C0165D, EFFECTIVE ON NOVEMBER 6, 2013
 - 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.
 - THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (MADCS93) PER HOWARD COUNTY SURVEY CONTROL STATIONS 477B N. 53 085.744 E. 1356076.346 477C N. 53 085.007 E. 1357060.425 DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - SOIL TYPE: URBAN LAND-CHILLUM-BELTSVILLE COMPLEX (UcB), FALLSINGTON SANDY LOAMS (FaaA) SOILS MAP NO. 27
 - THE SUBJECT PROPERTY IS ZONED RSC IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
 - 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.
 - NO ENVIRONMENTAL FEATURES OTHER THAN WOODS/FOREST EXIST WITHIN THE LOD.
 - NO SPECIMEN TREES ARE PROPOSED FOR REMOVAL.
 - THERE ARE NO STEEP SLOPES, FLOODPLAIN, WETLANDS OR OTHER ENVIRONMENTAL FEATURES LOCATED ON THE SITE AS DETERMINED DURING A FIELD INVESTIGATION PERFORMED BY VANMAR ASSOCIATES, INC. DECEMBER, 2015. THE LOT IS A WOODED LOT AND WILL BE REMOVED.



LEGEND

SILT FENCE	SSF — SSF — SSF
LIMIT OF DISTURBANCE	— LOD —
EXISTING WELL	⊙
TEST PIT LOCATION	⊕
PROPOSED HOUSE SITE	□
EXISTING TREELINE	—
PROPOSED TREELINE	—
SOIL LINE	—
FLOODPLAIN	—
75' STREAM BUFFER	—
WETLAND	—
25' WETLAND BUFFER	—
STABILIZED CONSTRUCTION ENTRANCE	— S.C.E. —

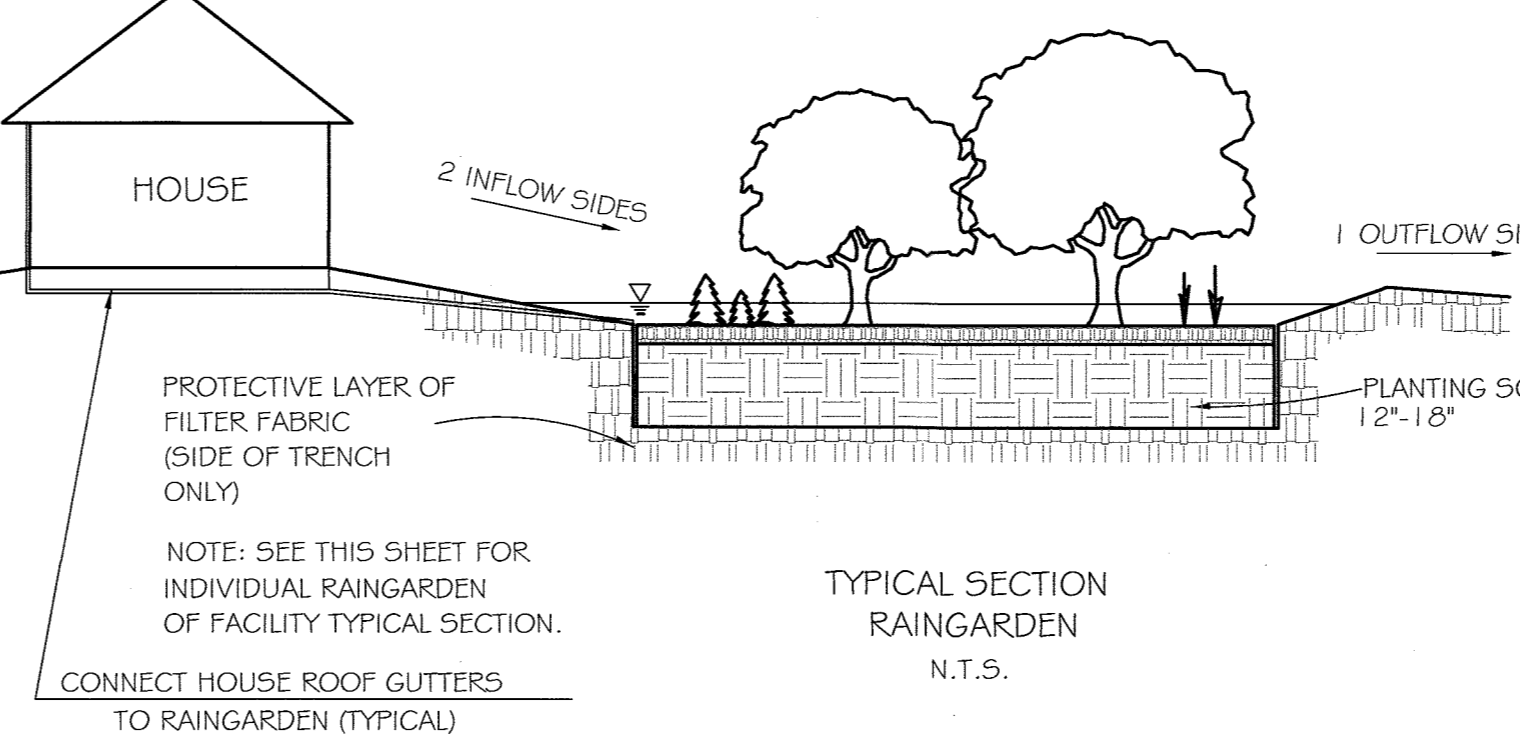
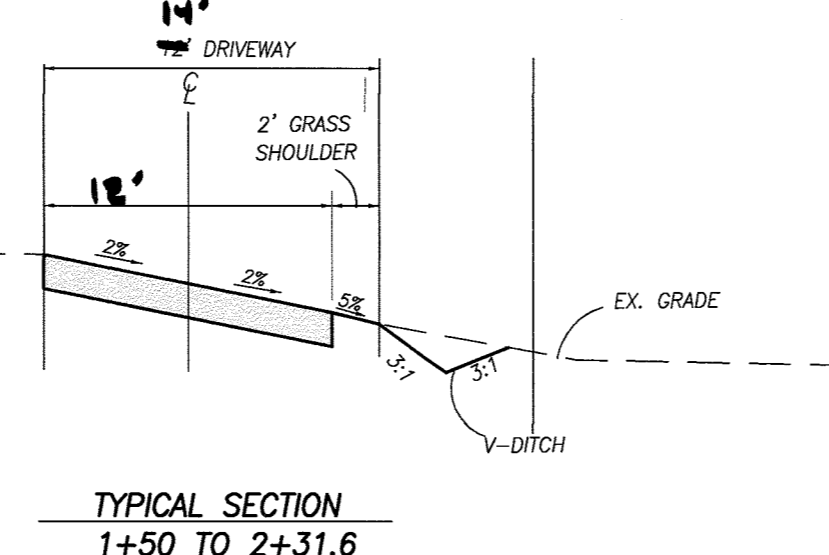
- FOREST CONSERVATION**
- LIMIT OF DISTURBANCE IS LESS THAN 40,000 SF AND IS EXEMPT BASED ON SEC. 16.1 (2020)(1)(i) FROM FOREST CONSERVATION MITIGATION.
- DESIGN NARRATIVE**
- THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF ONE (1) SINGLE FAMILY HOME AND DRIVEWAY.
 - THERE ARE NO STEEP SLOPES, WATERWAYS, FLOODPLAIN, WETLANDS OR BUFFERS ON THE PROPERTY. FOREST(WOODED) AREAS WITHIN LOT WILL BE REMOVED. NATURAL RESOURCES LOCATED OFFSITE WILL BE PROTECTED BY THE INSTALLATION OF SUPER SILT FENCE.
 - NATURAL FLOW PATTERNS WILL NOT BE AFFECTED BY THE PROPOSED LOT DEVELOPMENT. THE LOT FLOW PATTERN WILL CONTINUE TOWARDS THE LOW END OF THE LOT ONTO THE FOREST CONSERVATION EASEMENT AND 100 YEAR FLOODPLAIN.
 - IMPERVIOUS AREAS HAVE BEEN REDUCED THROUGH THE USE OF DISCONNECTIONS.
 - SUPER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE HAVE BEEN PROPOSED FOR SEDIMENT CONTROL. PROPOSED SWM PATTERNS OF M-5 DRYWELL AND M-7 RAIN GARDEN MINIMIZE THE DISRUPTION OF LOT AREA.
 - STORMWATER MANAGEMENT REQUIREMENTS WILL BE ADDRESSED USING (M-5) DRYWELL AND (M-7) RAIN GARDEN. SWM IS IN ACCORDANCE WITH THE 2009 REVISIONS OF THE 2000 MD STORMWATER DESIGN MANUAL AND ADDRESSES ESD TO THE MFP.
 - THERE ARE NO WAIVER PETITIONS PROPOSED.

EXISTING TREES (KINGS WOODS SECTION 3 DEVELOPMENT PLAN)

SYMBOL	BOTANICAL NAME
⊙	ACER RUBRUM RED MAPLE
⊕	PINUS STROBUS WHITE PINE

SWM TREATMENT SUMMARY

PRACTICE	DRAINAGE AREA	IMPERVIOUS AREA TREATED	METHODOLOGY	VOLUME (ESD) REQUIRED	VOLUME (ESD) PROVIDED
M-5 DRYWELL(10X8X4)	620 S.F.	620 S.F.	$ESD = P_e \cdot R_v \cdot A / 12$ where $P_e = 1.2$ & $R_v = 0.95$	59 c.f.	128 c.f.
M-7 RAINGARDEN(34.5'X8')	6,720 S.F.	3,568 S.F.	$ESD = P_e \cdot R_v \cdot A / 12$ where $P_e = 1.2$ & $R_v = 0.53$	339 c.f.	275 c.f.
TOTAL ESDy PROVIDED				398 c.f.	403 c.f.
ESDy REQUIRED				398 c.f.	



SITE ANALYSIS DATA SHEET

PROPOSED SITE USE	RESIDENTIAL
WETLANDS BUFFER	0.00
FLOODPLAIN	0.00
EXISTING FORESTS	17.120
STEEP SLOPES (15-24%)	0.00
STEEP SLOPES (25% OR GREATER)	0.00
TOTAL PROJECT AREA	17.766
LOT AREA	17.766
GREEN OPEN SPACE AREA	0.00
EX. IMPERVIOUS AREA	0.00
PROP. IMPERVIOUS AREA	4.188
HIGHLY ERODIBLE SOILS IN PROJECT AREA	0.00

OWNER/DEVELOPER
HARRY L. & LEAH M. ELLINGER
10351 SOAGSVILLE ROAD
LAUREL, MARYLAND 20723
301-498-5858

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. 16417, Expiration Date: 9/18/19.

DATE	REVISIONS
2/26/2019	COUNTY COMMENTS
4/11/2019	COUNTY COMMENTS

ENVIRONMENTAL CONCEPT PLAN
PARCEL # 729
ELLINGER PROPERTY

TAX MAP: 47 GRID NO: 22 PARCEL NO: 729
ELECTION DISTRICT: SIXTH HOWARD COUNTY, MARYLAND EX. ZONING: RSC
SCALE: AS SHOWN DATE: DECEMBER, 2018 SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
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APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Kent Seelbach 5-06-19
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Chad Smith 5-8-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

SOIL LEGEND

MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
UcB	Urban land-Chillum-Beltsville complex	C	NO	0.43	0-5%
FaaA	Fallsington Sandy Loams	C	NO	0.44	0-2%

HOWARD COUNTY SOILS MAP NO. 27