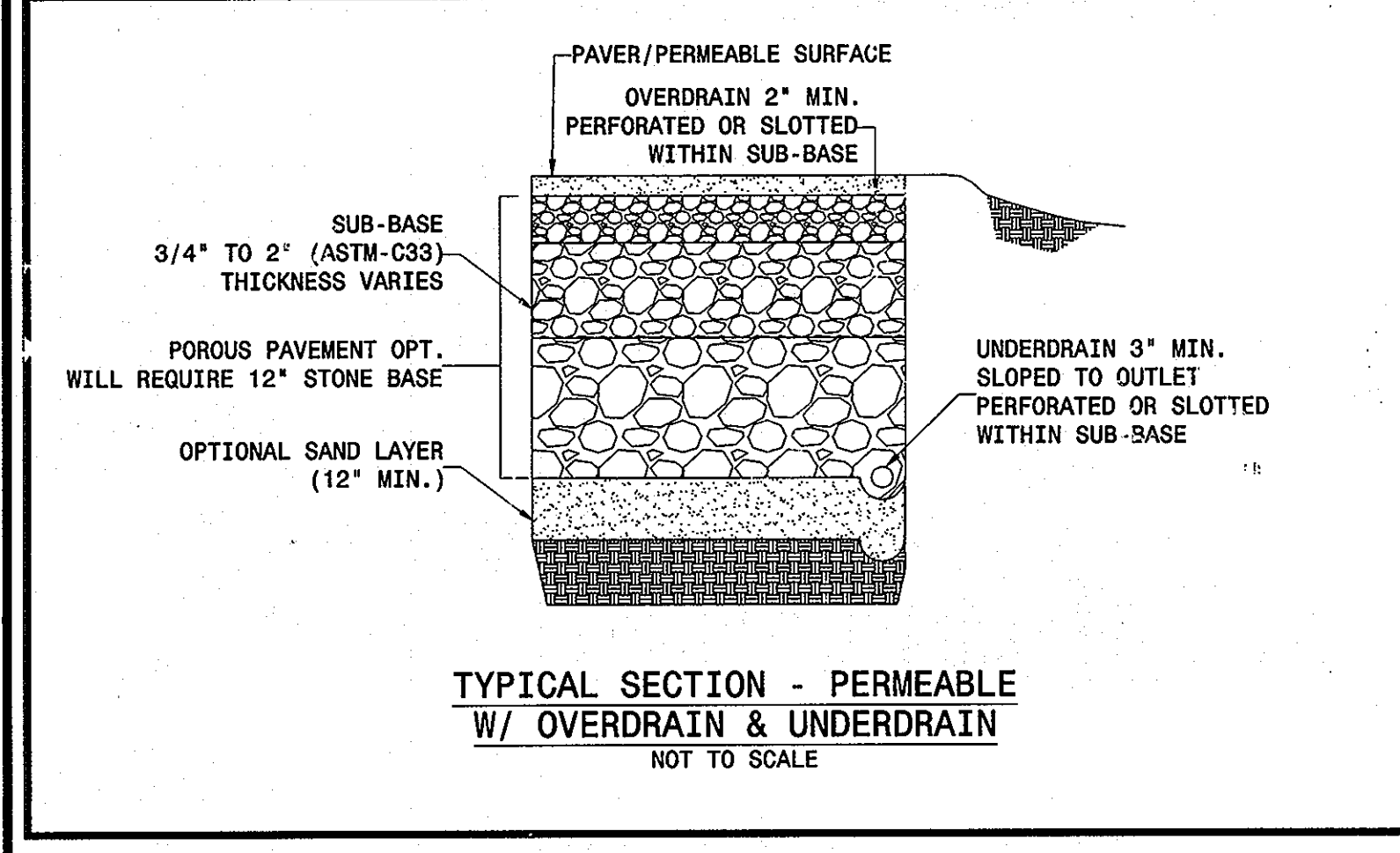
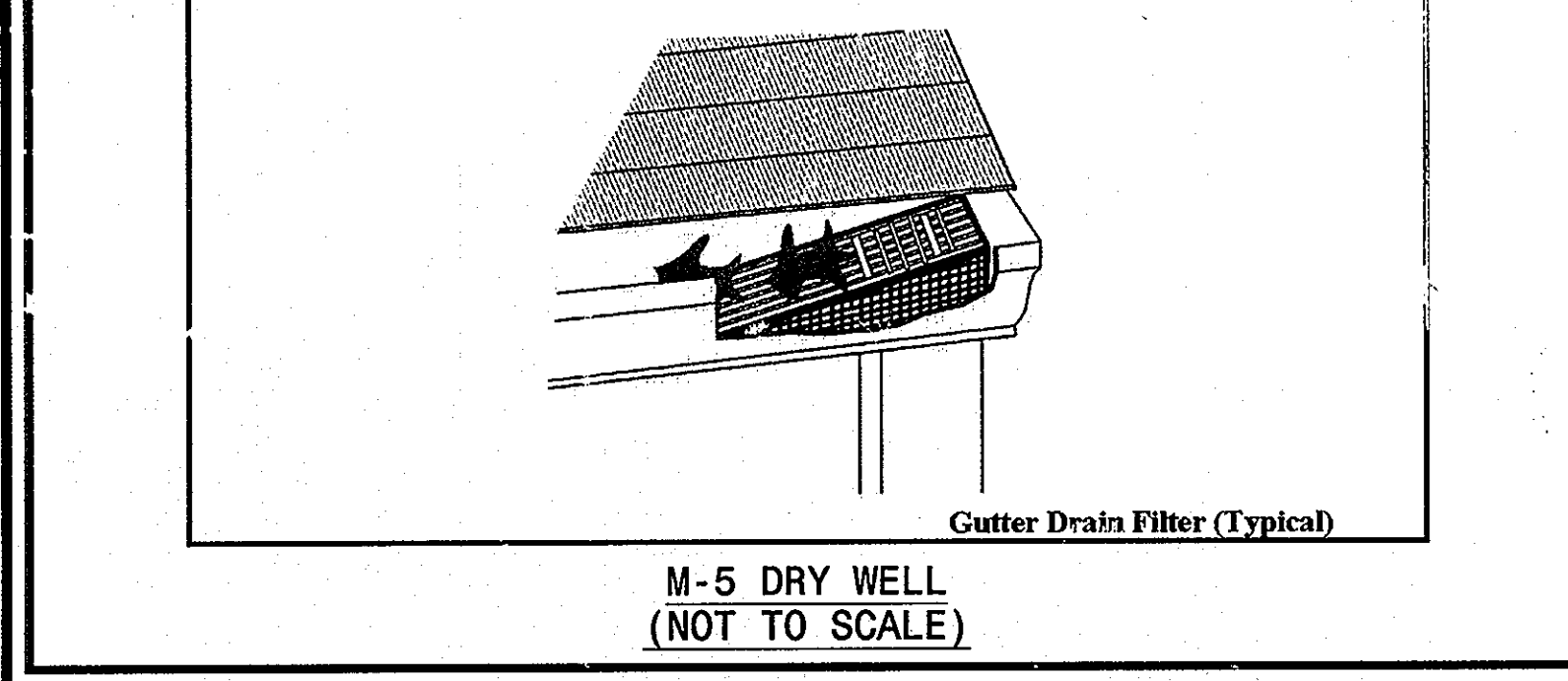
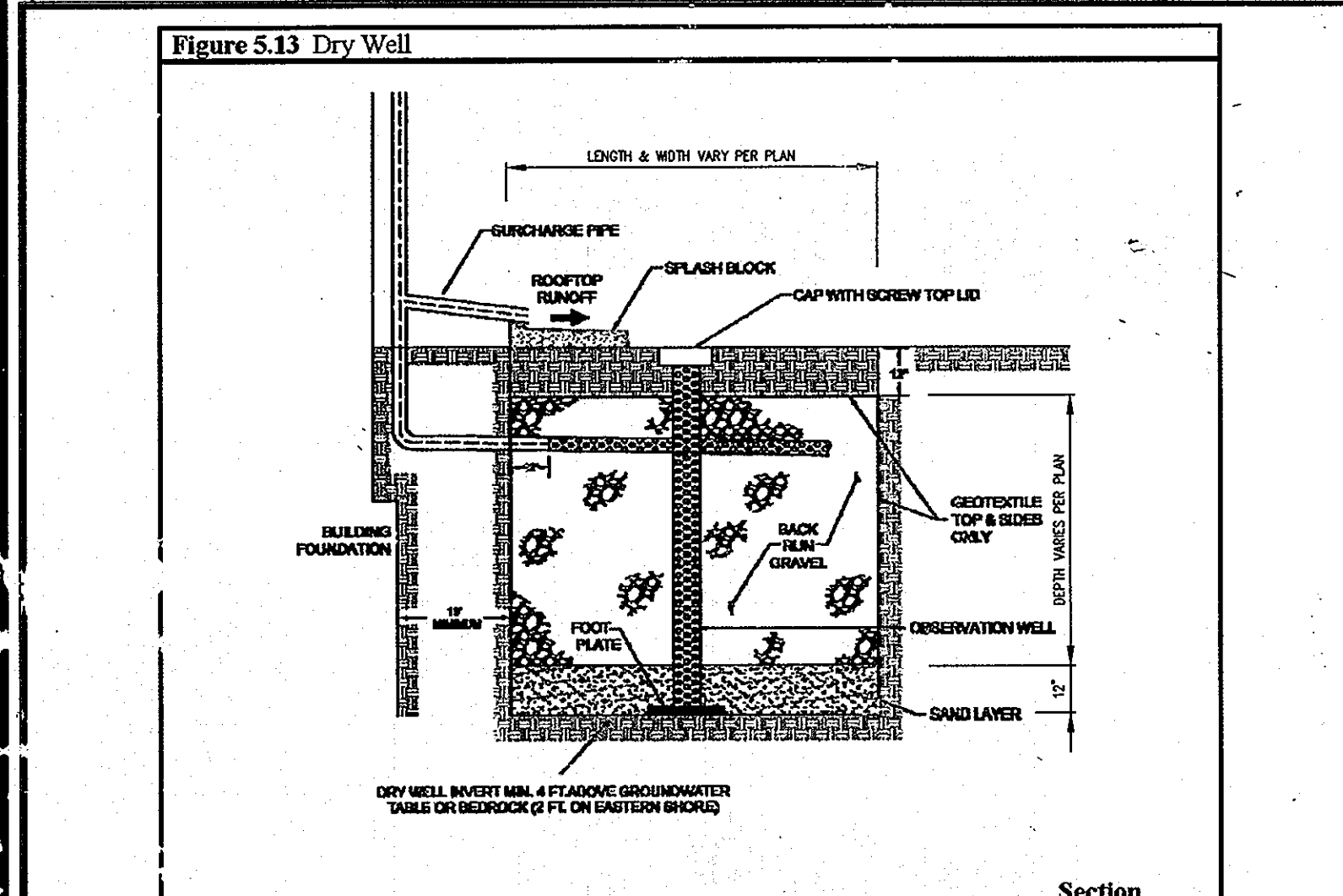
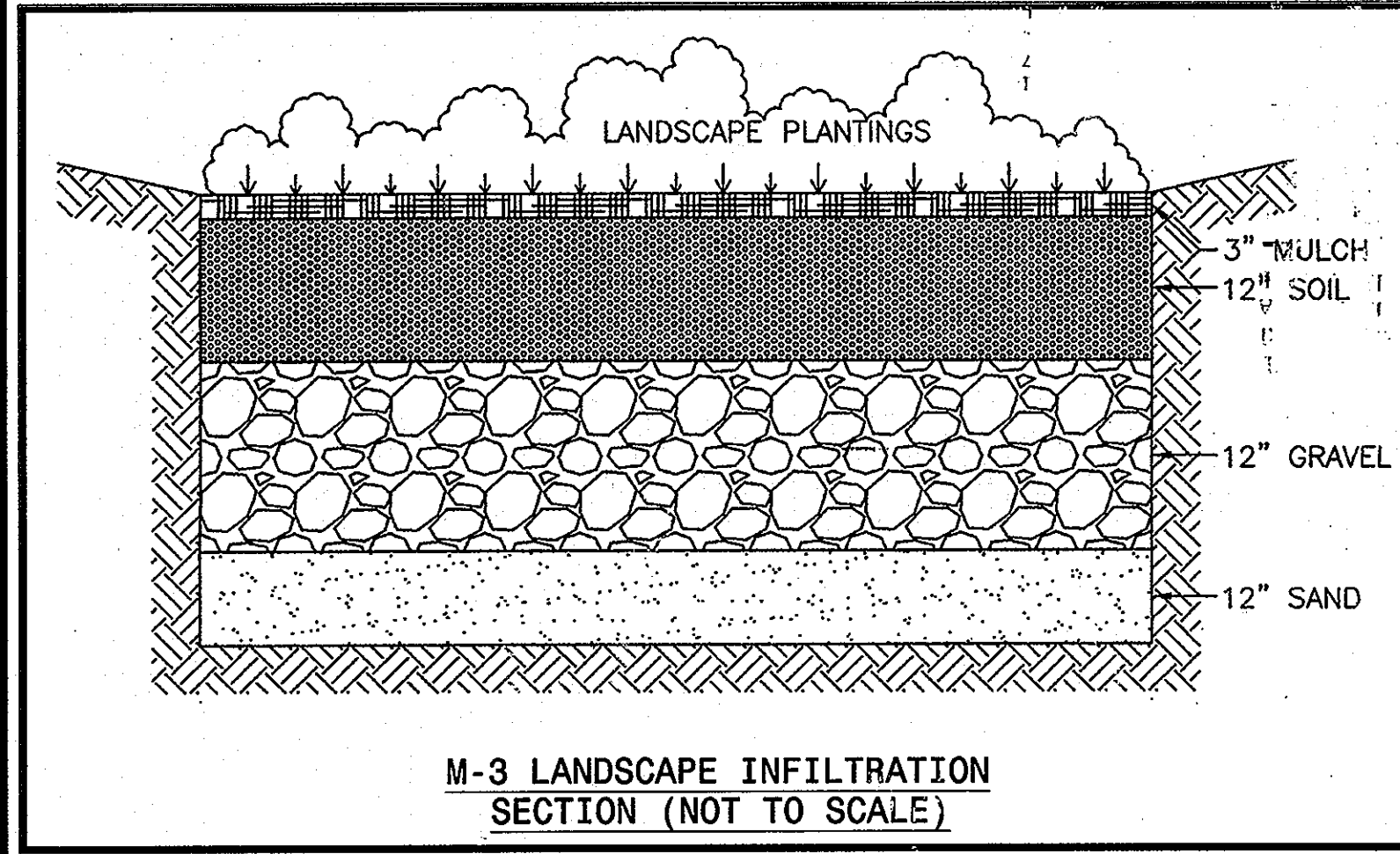
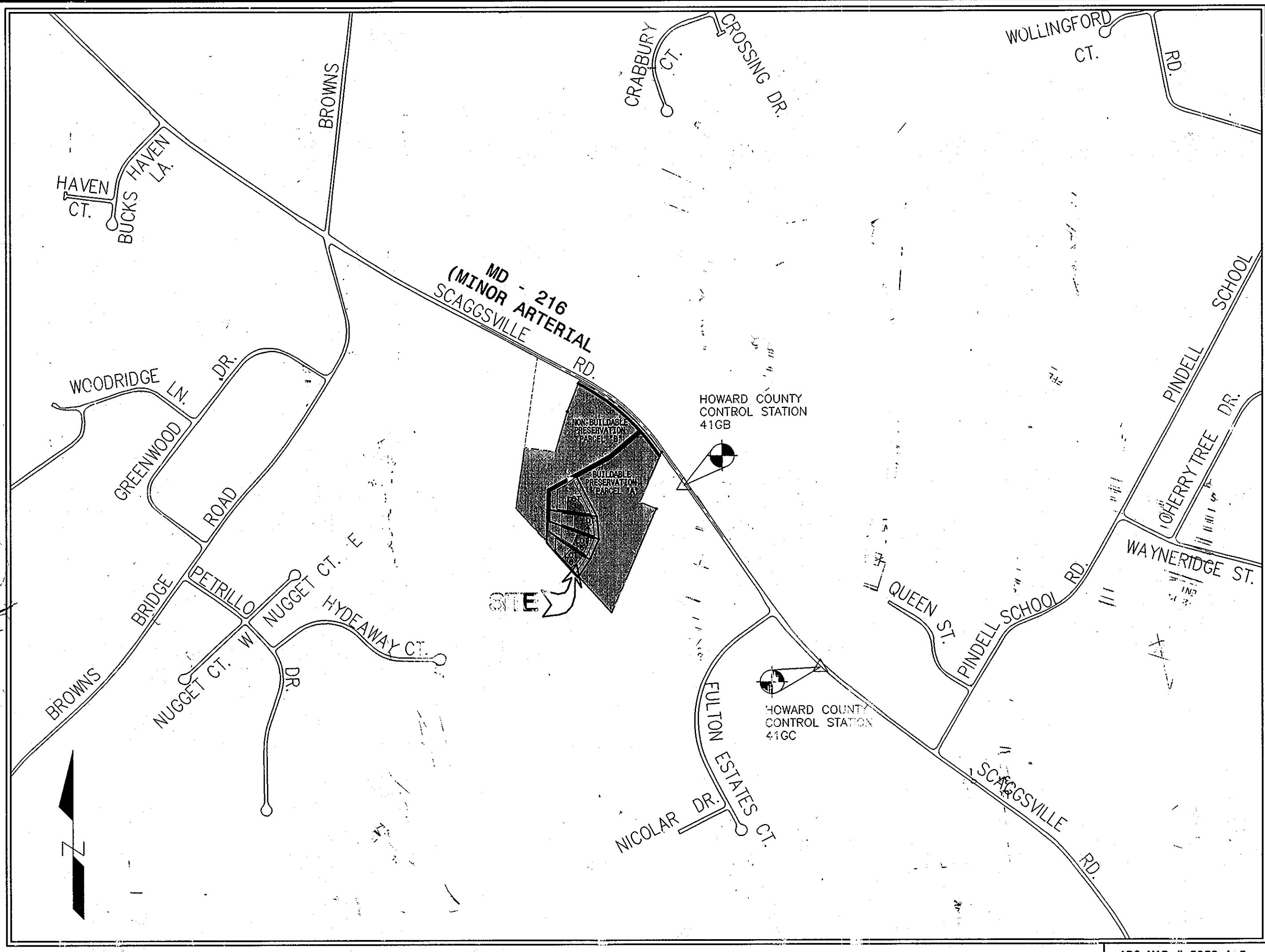


SHEET INDEX	
SHEET NO.	DESCRIPTION
1	ENVIRONMENTAL CONCEPT PLAN - COVER SHEET
2	CONCEPTUAL GRADING & SEDIMENT CONTROL PLAN



APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 V. J. ... DATE: 7-20-11  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 ... DATE: 7/21/11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION



# ENVIRONMENTAL CONCEPT PLAN

## ERIC CONN PROPERTY

### LOTS 3 THRU 6, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B'

### RESUBDIVISION OF LOT # 2, TAX MAP 41, GRID 13, ZONED RR-DEO

### 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

- ESD NARRATIVE :**
- THIS DESIGN PROPOSES TO DISTURB THE SAME FOREST WITH STANDARD SEPTIC SYSTEMS THAT F-08-014 DISTURBED WITH A SHARED SEPTIC SYSTEM. THE FOREST CONSERVATION PLAN WILL PROVIDE PLANTINGS (IF REQUIRED) IN THE HIGH PRIORITY AREA.
  - THE EXISTING NATURAL RESOURCES ON-SITE CONSIST OF WOODS, STREAMS, WETLANDS, AND ASSOCIATED BUFFERS. THESE RESOURCES ARE BEING PROTECTED BY UTILIZING THE REQUIRED WETLAND BUFFERS AND STREAM BUFFERS FOR THESE FEATURES. EXISTING WOODS ON-SITE IS PROTECTED IN FOREST CONSERVATION EASEMENTS (F.C.E.) AND WILL BE EXPANDED BY AFFORESTATION (ALSO TO BE PROTECTED BY F.C.E.).
  - THE SITE IMPROVEMENTS AND DEVELOPED AREA WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSE AS POSSIBLE. NO STREAM IMPACTS ARE PROPOSED THAT WOULD ALTER ANY NATURAL FLOW PATTERNS.
  - THE REDUCTION OF IMPERVIOUS AREA TYPICALLY EXPERIENCED IN R-R ZONING WILL BE ACHIEVED THRU THE USE OF ALTERNATIVE SURFACES OR PERMEABLE PAVEMENT FOR THE PRIVATE DRIVEWAY (LOTS 3-6 AND BUILDABLE PARCEL 'A').
  - THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SILT FENCE.
  - THE PROPOSED ESD MEASURES SHOWN ON THIS PLAN HAVE MET THE REQUIRED PE FOR THE SITE. NO ADDITIONAL CHAPTER 3 DEVICES ARE PROPOSED AS ALTERNATIVES TO THE CHAPTER 5 ESD MEASURES.
  - THERE ARE NO DESIGN MANUAL WAIVERS PLANNED FOR THIS SITE IN REGARDS TO ENVIRONMENTAL DISTURBANCES.

**SITE ANALYSIS DATA :**

GROSS AREA OF TRACT	21.37 Ac.
LIMIT OF DISTURBANCE AREA	3.84 Ac.
IMPERVIOUS AREA	0.99 Ac.
GREEN OPEN AREA	20.45 Ac.
PROPOSED SITE USE	LOW DENSITY RESIDENTIAL
AREA OF FLOODPLAIN	0.20 Ac.
AREA OF 25% OR GREATER SLOPES	0.000 Ac.
FOREST AREA	14.20 Ac.
WETLAND AND WETLAND BUFFER	3.90 Ac.
WETLAND AREA	1.70 Ac.
WETLAND BUFFER AREA	2.20 Ac.
AREA OF ERODIBLE SOILS	5.74 Ac.

DWPR LLC.  
 7017 MEANDERING STREAM WAY  
 FULTON, MD. 20759  
 TEL. 301-317-4058

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, LICENSED No. 14440 EXPIRATION DATE: 5/19/2013

PROJECT NAME: **ERIC CONN PROPERTY**  
 LOTS 3 THRU 6, BUILDABLE PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B'  
 RESUBDIVISION OF LOT # 2, TAX MAP 41, GRID 13, ZONE RR-DEO  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **COVER SHEET ENVIRONMENTAL CONCEPT PLAN**  
 WP-06-076 SP-06-011 F-06-096

PREPARED BY: DWPR LLC.  
 7017 MEANDERING STREAM WAY  
 FULTON, MD. 20759  
 TEL. 301-317-4058

OWNERS: ERIC CONN  
 17701 HUNTMASTER CT.  
 WOODBINE, MD. 21797  
 TEL: 301-317-9800

DEVELOPER: ERIC CONN  
 17701 HUNTMASTER CT.  
 WOODBINE, MD. 21797  
 TEL: 301-317-9800

DES.: DW/AVG JOB: ...  
 DRW.: AVG PROJ.: ...  
 CHK.: DCW DATE: 03-10-11

SCALE: AS SHOWN SHEET 1 OF 2

- GENERAL NOTES**
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND LAND DEVELOPMENT REGULATION PER COUNCIL BILL NO. 45-2003 AND THE 2004 ZONING REGULATIONS.
  - SUBJECT PROPERTY ZONED RR-DEO PER 2/2/04 COMPREHENSIVE ZONING PLAN.
  - GROSS AREA OF TRACT = 21.37 AC.  
 a. AREA OF FLOODPLAIN = 0.20 AC.  
 b. AREA OF 25% OR GREATER SLOPES = 0.0 AC.  
 c. NET AREA OF TRACT = 21.17 AC.  
 d. AREA OF PROPOSED ROAD R/W = 0 AC.  
 e. AREA OF PROPOSED BUILDABLE LOTS = 4.57 AC.  
 f. AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A' = 8.86 AC.  
 g. AREA OF NON-BUILDABLE PRESERVATION PARCELS 'B' = 7.94 AC.
  - NUMBER OF LOTS PROPOSED:  
 a. BUILDABLE = 4  
 b. BUILDABLE PRESERVATION PARCEL 'A' = 1  
 c. NON-BUILDABLE PRESERVATION PARCEL 'B' = 1
  - PRIOR CASE NUMBERS ARE AS FOLLOWS: SP-06-011, WP-06-076 & F-06-096 (PLAT # 19301), F-08-014, WP-08-070, WP-08-025, WP-08-182, WP-11-107.
  - PRIVATE WATER AND PRIVATE SEPTIC SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
  - SOILS INFORMATION TAKEN FROM SOIL MAP NO. 13, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
  - THIS AREA DESIGNATES A MINIMUM 80,000 SQ. FT. PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR SHARED SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. APPROVAL OF THE NUMBER OF LOTS/ROOMS IS SUBJECT TO PRELIMINARY PLAN APPROVAL.
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED TO THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
  - BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY JACK C. MELLEMA INC. IN MARCH OF 2005.
  - TOPOGRAPHIC CONTOURS BASED FIELD RUN SURVEY PREPARED BY JACK C. MELLEMA INC. IN MARCH OF 2005.
  - THERE ARE NO AREAS OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116 D.
  - FOREST STAND DELINEATION AND WETLAND DELINEATION WAS PREPARED BY ECOSCIENCE PROFESSIONALS IN JULY, 2005. AND REVISED MAY 2006.
  - THIS PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT.
  - THE TRAFFIC STUDY WAS PREPARED BY THE LEE CUNNINGHAM AND ASSOCIATES ON NOV. 15, 2005. AND UPDATED NOVEMBER 30, 2010.
  - NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
  - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:  

STATION	NORTHING (FT)	EASTING (FT)	ELEVATION (FT)
41GB	1054480.380	1330741.359	475.99
41GC	543290.641	1231697.829	469.07
  - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND, STREAM OR THEIR REQUIRED BUFFERS, OR FLOODPLAIN.
  - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE ADDRESSED AT THE FINAL PLAN STAGE.
  - THE FLOODPLAIN STUDY WAS PREPARED BY ALDE INC. FOR F-06-096, AND APPROVED BY THE COUNTY ON 08-20-06.
  - PER SEC. 16.121 OF THE SUBDIVISION REGULATION OPEN SPACE IS NOT REQUIRED.
  - ALL SHOWN HOUSE SITES COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
  - EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
  - ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPERS RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT. IF A WELL SUCCESS RATE IS ACCOMPLISHED AT VARIOUS LOCATIONS WITHIN SITE, THE DEVELOPER SHALL HAVE THE OPTION TO REQUEST RELIEF FROM DRILLING THE REMAINING WELLS PRIOR TO PLAT RECORDATION.
  - A GROUND WATER APPROPRIATION PERMIT WILL NOT BE REQUIRED.
  - PERCOLATION TESTS AND PLAT WAS APPROVED ON OCTOBER 2010.
  - THE SPECIFICATIONS FOR THE DRAIN FIELDS WILL BE DESIGNED IN ACCORDANCE WITH HEALTH DEPARTMENT CRITERIA ADOPTED ON SEPTEMBER 1, 2002.
  - A COMMUNITY MEETING WAS HELD ON JULY 19, 2005.
  - THE PURPOSES OF PRESERVATION PARCEL 'A' ARE:  
 (1) RESIDENTIAL BUILDING; (2) FOREST CONSERVATION EASEMENT; (3) WETLAND PRESERVATION;  
 THE PURPOSE FOR PRESERVATION PARCEL 'B' IS FOR AGRICULTURE, ENVIRONMENTAL PROTECTION AND FOREST CONSERVATION.
  - THERE ARE NO STRUCTURES ON THE SITE.
  - A NOISE STUDY WAS PERFORMED BY STAZANO ENGINEERING, INC. ON OCTOBER 20, 2005.
  - NO PHASING IS PROPOSED.
  - LANDSCAPING FOR THIS SUBDIVISION WILL BE PROVIDED ON THE FINAL PLANS IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, NEW STRUCTURES AND PAVING IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT OR ITS BUFFER.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
  - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1680 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
  - STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 378 SPECIFICATIONS. THE DESIGN IS IN COMPLIANCE WITH MDE CHAPTER 5. OVERBANK FLOODPLAIN PROTECTION VOLUME AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. PERMEABLE PAVEMENT IS PROPOSED FOR THE INDIVIDUAL AND SHARED DRIVEWAYS FOR LOTS 3 THRU 6. ONE (1) RAINGARDEN IS ALSO PROPOSED FOR PRESERVATION PARCEL 'A' TO PROVIDE ADDITIONAL VOLUME & REV.

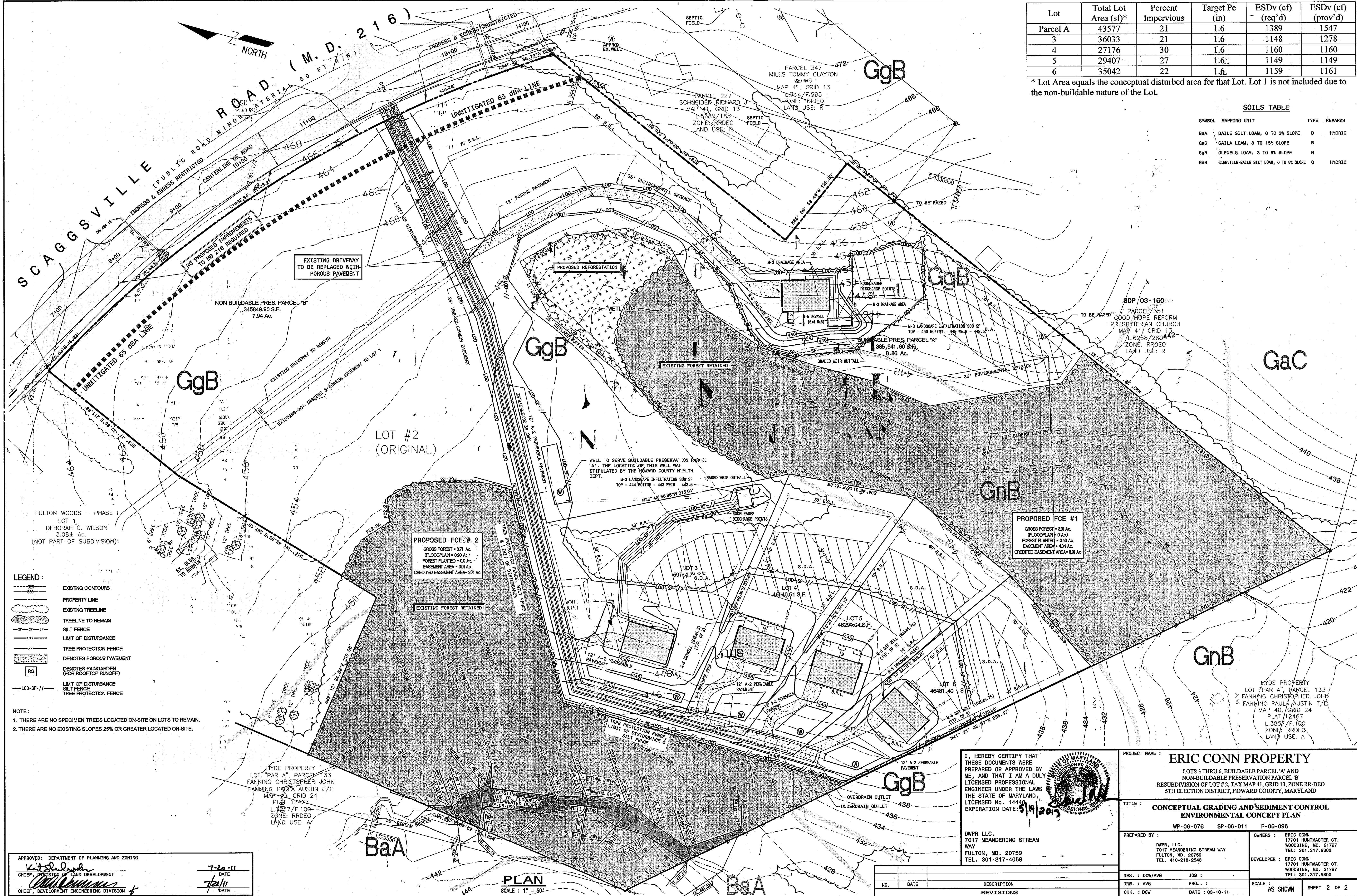
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Lot	Total Lot Area (sf)*	Percent Impervious	Target Pe (in)	ESDv (cf) (req'd)	ESDv (cf) (prov'd)
Parcel A	43577	21	1.6	1389	1547
3	36033	21	1.6	1148	1278
4	27176	30	1.6	1160	1160
5	29407	27	1.6	1149	1149
6	35042	22	1.6	1159	1161

\* Lot Area equals the conceptual disturbed area for that Lot. Lot 1 is not included due to the non-buildable nature of the Lot.

**SOILS TABLE**

SYMBOL	MAPPING UNIT	TYPE	REMARKS
BaA	BAILE SILT LOAM, 0 TO 3% SLOPE	D	HYDRIC
GaC	GAILA LOAM, 8 TO 15% SLOPE	B	
GgB	GLENELG LOAM, 3 TO 8% SLOPE	B	
GnB	GLENVILLE-BAILE SILT LOAM, 0 TO 8% SLOPE	C	HYDRIC



- LEGEND:**
- 325, 330: EXISTING CONTOURS
  - : PROPERTY LINE
  - : EXISTING TREELINE
  - : TREELINE TO REMAIN
  - : SILT FENCE
  - : LIMIT OF DISTURBANCE
  - : TREE PROTECTION FENCE
  - : DENOTES POROUS PAVEMENT
  - RG: DENOTES RAINGARDEN (FOR ROOFTOP RUNOFF)
  - : LIMIT OF DISTURBANCE SILT FENCE
  - : TREE PROTECTION FENCE

- NOTE:**
- THERE ARE NO SPECIMEN TREES LOCATED ON-SITE ON LOTS TO REMAIN.
  - THERE ARE NO EXISTING SLOPES 25% OR GREATER LOCATED ON-SITE.

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 DATE: 7-20-11  
 DATE: 7/21/11

**PLAN**  
 SCALE: 1" = 50'

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, LICENSED No. 14440, EXPIRATION DATE: 5/1/2015

DWPR LLC.  
 7017 MEANDERING STREAM WAY  
 FULTON, MD. 20759  
 TEL. 301-317-4058

PROJECT NAME: <b>ERIC CONN PROPERTY</b>	
LOTS 3 THRU 6, BUILDABLE PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B' RESUBDIVISION OF LOT # 2, TAX MAP 41, GRID 13, ZONE RR-DEO 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
TITLE: <b>CONCEPTUAL GRADING AND SEDIMENT CONTROL ENVIRONMENTAL CONCEPT PLAN</b>	
WP-06-076 SP-06-011 F-06-096	
PREPARED BY: DWPR, LLC. 7017 MEANDERING STREAM WAY FULTON, MD. 20759 TEL. 410-218-2543	OWNERS: ERIC CONN 17701 HUNTMASER CT. WOODBINE, MD. 21797 TEL: 301.317.9800
DEVELOPER: ERIC CONN 17701 HUNTMASER CT. WOODBINE, MD. 21797 TEL: 301.317.9800	SCALE: AS SHOWN SHEET 2 OF 2
DES.: DCW/AVG	JOB: 7017 MEANDERING STREAM WAY
DRW.: AVG	PROJ.:
CHK.: DCW	DATE: 03-10-11