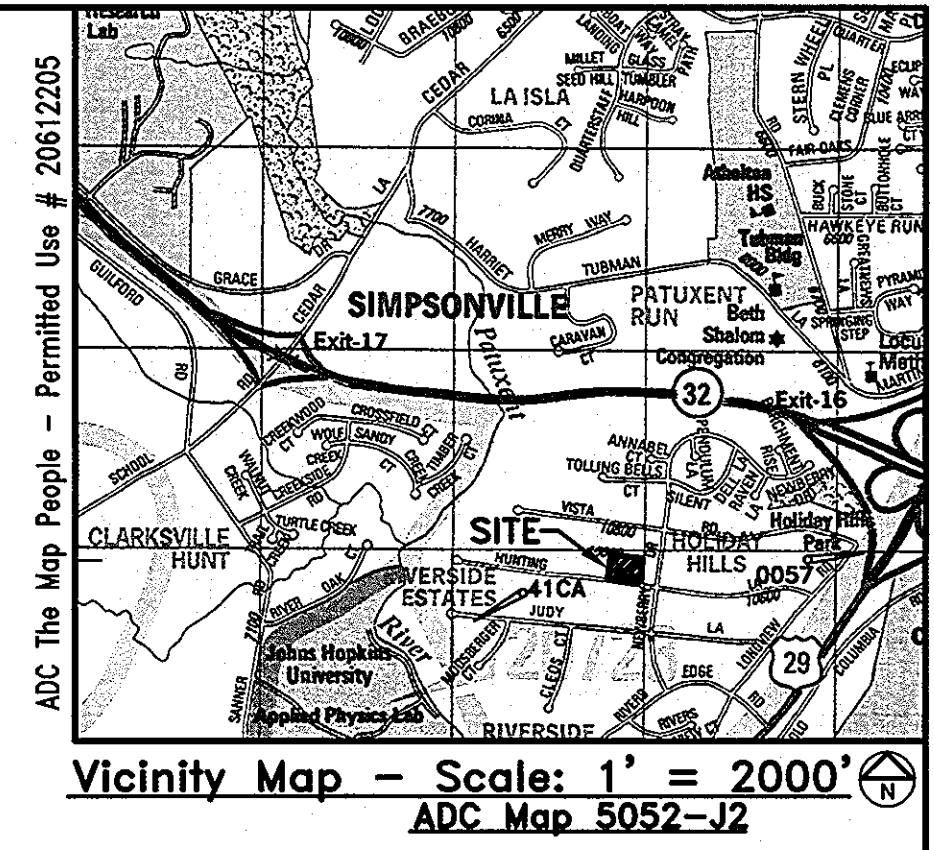


BENCHMARKS
 COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 0057 & 41CA.
 0057
 NORTHING: 550835.2057
 EASTING: 1347017.6516
 ELEVATION: 398.964
 41CA
 NORTHING: 550124.8331
 EASTING: 1342980.8189
 ELEVATION: 295.328



- SITE ANALYSIS CHART**
- Area Tabulations:

a. Total site area:	87,223 sf (2.0024 Ac)
b. LOD	0.74 Ac
c. # Project Area:	46,224 sf (1.0612 Ac)
d. Impervious area:	0.187 Ac (8,124 SF)
e. Open (green) area	39,100 sf (0.8747) Ac
 - Public Water and Sewer provided by contracts 34-3957D & 34-4350.
 - Topography is from field run survey by Ehanberger & Lane dated 10/22/10.
 - No wetlands, steep slopes, or forest exist on the site.
 - No 100 year flood plains exist onsite.
 - No cemeteries exist onsite.
 - No historical structures exist onsite.
 - There are existing dwellings on Prop. Lots 109 and 112 (old Lot # 66 & 67).
 - Forest Conservation Requirements will be met by payment of a fee-in-lieu.
 - Fire hydrant shall be relocated by Advanced Deposit Order.
 - Waiver No. WP-11-162.
 - Approval of this ECP does not constitute an approval of any subsequent subdivision plan and / or site development plan.
 - Review of this plan for compliance with the Zoning and the Subdivision & Land Development Regulations (including landscape and forest conservation) shall occur under the review of either the subdivision plan and / or the site development plan.
 - The applicant and consultant should expect additional and more detailed review comments as this project progresses through the plan review process.

- LEGEND**
- EXISTING**
- PROPERTY LINE
 - BUILDINGS
 - CONTOURS
 - ROADS
 - SANITARY
 - WATER
 - SOILS LINE
 - SOILS GROUP
 - TREES
 - TREES TO BE REMOVED
 - SPECIMEN TREES WITH CRITICAL ROOT ZONE
- PROPOSED**
- PROPERTY LINE
 - BUILDINGS
 - CONTOURS
 - ROADS
 - 6" SHC
 - 1/2" WHC
 - WATER
 - SSF - SUPER SILT FENCE
 - SF - SILT FENCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - LOD - LIMIT OF DISTURBANCE
 - PERVIOUS CONCRETE PAVING
 - SFD - SUPER FENCE DIVERSION
 - DISCONNECTION

Lot #	Address
66	10810 Hunting Lane
67	10806 Hunting Lane

OWNER
 Mr. Dao Lee
 10717 Hunting Lane
 Columbia, MD 21044
 ph: 410-242-8007

LIMIT OF DISTURBANCE: 32,455 SF. = 0.75 AC

Tesseract
 TESSERACT SITES, INC.
 401 Washington Ave. Suite 303
 Towson, Maryland, 21284
 p. 410-321-7600
 f. 410-321-7601

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. 14230, Expiration Date: 12/09/12.

Holiday Hills Section 4
 A Proposed Resubdivision of Lots 66 & 67
 as shown on
 Plat Book 7 / Folio 69 into 4 SFD Lots

Environmental Concept Plan

SECTION NAME: Holiday Hills	SECTION/AREA: 4	LOT/AREA: Lots 66 & 67
PLAN OR LOT: PB7 Folio 69	DATE: 5/11/11	SCALE: AS SHOWN
PROJECT CODE: 1-E22	DATE: 6/14/11	PROJECT CODE: 658100

Date: 6/14/2011
 Proj. #: 10022
 Scale: AS SHOWN

1 of 1

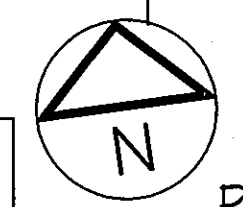
TABLE OF SWM BMP'S

2,816 Sf.	Pervious Conc. Paving	Prop. Lots 110 and 111
1,984 Sf.	Rooftop Disconnections	Prop. Lots 110 and 111
992 Sf.	Rain Gardens*	Prop. Lots 110 and 111

No Practices Required for Prop. Lots 109 and 112
 * 6"x6" Bottom, 1' Deep, Bottom Elev. 358.5; 2:1 Side Slopes
 See Howard Co. Std. D-9.02

SOILS INFORMATION

GfB	Gladstone-Urban land complex, 0 to 8 percent slopes
GhC	Glenelg-Urban land complex, 8 to 15 percent slopes



PLAN
 Scale: 1"=30'

Design Narrative:
 The property is currently developed with 2 single family detached houses. There are no environmental features, floodplains, forests, or steep slopes on the property. Storm water management for the proposed additional Lots will use environmental site design to the maximum extent practical and will consist of pervious concrete paving, roof disconnections, and Rain Gardens. Waivers are being requested for the following sections of the Subdivisions and Land Development Regulations WP-11-162. Approved subject to conditions 5/19/11.

- Section 16.132 - requiring construction of roads fronting the proposed subdivision to current standards. Developer shall construct a 12' half section with bituminous curb.
- Section 16.134 - requiring construction of sidewalks along road frontage. Approved subject to payment of fee-in-lieu.
- Section 16.135 - requiring construction of street lighting in accordance with the design manual. - Approved.
- Section 16.1205.a.(7) - requiring retention of trees 30" or greater. Approved to remove 5 trees and replace with 5 shade trees.
- Section 16.1205.a.(10) - requiring retention of specimen trees. Approved to remove 5 trees.

SPECIMEN TREES

NO.	DBH	CROWN NAME	SCIENTIFIC NAME	CONDITION	STATUS
ST-1	14"	White Ash	Fraxinus americana	Fair	Remove
ST-2	14"	White Ash	Fraxinus americana	Fair	Remove
ST-3	12"	Red Maple	Acer rubrum	Fair	Remove
ST-4	11"	White Ash	Fraxinus americana	Fair	Retain
ST-5	10"	Black Cherry	Prairies serotina	Poor	Remove
ST-6	10"	Red Maple	Acer rubrum	Fair	Remove
ST-7	14"	Red Maple	Acer rubrum	Poor	Retain

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Keith Shevlin 6/17/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Keith Shevlin 6/14/11
 CHIEF, DIVISION OF LAND DEVELOPMENT