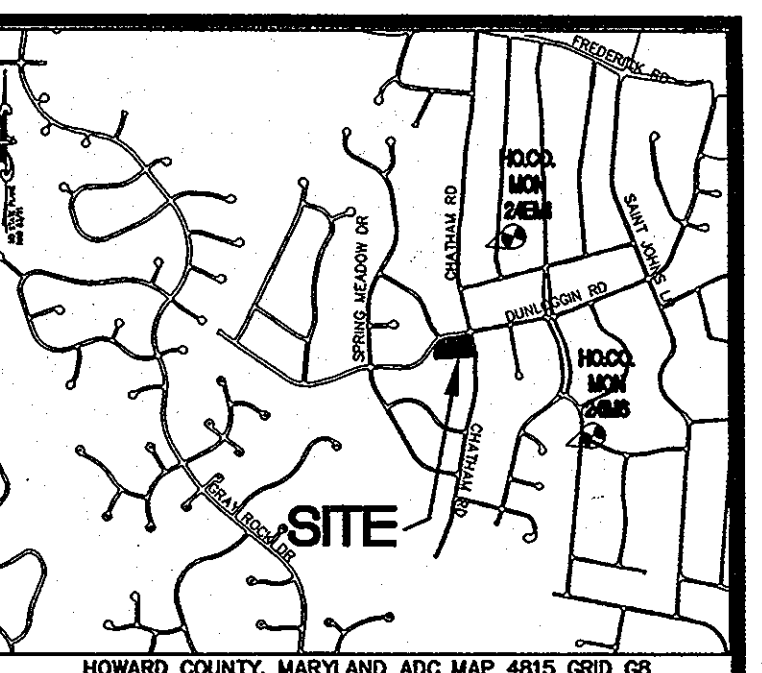


BENCHMARKS		
#	ELEVATION	NORTHING EASTING
24EM1	128.021'	N 582,752.1754'E 1,359,883.338'
24IM6	381.632'	N 580,649.0916'E 1,360,728.8445'



GENERAL NOTES:

- The coordinates shown here are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument No. 24EM1 and 24IM6 was used for this project. Elevations shown hereon are tied to NAVD88 vertical datum.
- This plan is based on a field run monumented boundary survey performed in March, 2011 by KCE Engineering, Inc.
- All areas shown hereon have been rounded off and are more or less.
- Open space requirements for the creation of the new lots will be satisfied by the payment of a fee-in-lieu in amount of \$3,000 to the Howard County. This obligation will be reviewed under F-12-017 and is subject to change.
- Landscaping will be provided along the perimeter of the site. This obligation will be reviewed under F-12-017 and is subject to change.
- Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- The subject property is zoned "R-20" per the 2/2/04 Comprehensive Zoning Plan and the Camp-Lite Zoning Amendments dated July 28, 2006.
- Stormwater Management for Lots 2 and 3 is provided through micro-bioretentation facilities. Owners of Lots 2 and 3 will own and maintain the proposed micro-bioretentation facilities on Lots 2 and 3. SWM for Lot 1 is not required since there is an existing dwelling on the Lot, which is to remain.
- No historic structures or cemeteries exist on the subject property.
- There are no floodplains, wetlands, streams or their buffers located on-site as certified by KCE Engineering, Inc. on date April 6, 2011.
- There are no steep slopes on-site and off-site with a contiguous area of 20,000 s.f. or greater.
- This subdivision complies with the forest conservation requirements of section 16.1200 of the Howard County Code with a 0.27 ac. reforestation obligation. Fee-in-lieu in the amount of \$5,621.00 will be paid. This obligation will be reviewed under F-12-017 and is subject to change.
- 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.
- Existing house on Lot 1 was constructed in compliance with minimum setback requirement in effect at the time of construction. These setback requirements are shown on plot of "Dunloggin, Section 4". The existing house is in non-compliance with the current minimum setback requirements for zone R-20. The rear setback line on Lot 1 is shown as per current setback requirements.

STORMWATER MANAGEMENT NOTES AND DESIGN NARRATIVE

THIS SITE IS LOCATED ON THE INTERSECTION OF CHATHAM ROAD AND DUNLOGGIN ROAD AND IS ZONED R-20. THE 1.83± ACRE PROPERTY HAS AN EXISTING SINGLE FAMILY HOUSE AND DRIVEWAY AND WILL BE SUBDIVIDED INTO A TOTAL OF 3 RESIDENTIAL LOTS. THE EXISTING HOUSE AND DRIVEWAY WILL BE SAVED AND LOCATED ON NEW LOT 1. 2 SINGLE FAMILY DWELLINGS ARE PROPOSED ON NEW LOTS 2 AND 3.

THERE ARE NO EXISTING ENVIRONMENTAL FEATURES ON THE SITE. STORM WATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT IS ADDRESSED BY IMPLEMENTING ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (MEP) IN ACCORDANCE WITH THE REVISED MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) STORM WATER DESIGN MANUAL CHAPTER 5. ESD CONSISTS OF 2 MICRO-BIORETENTION FACILITIES (M-6) EACH ON LOTS 2 & 3.

THE SEDIMENT AND EROSION CONTROL PRACTICES FOR THIS DEVELOPMENT WILL BE DESIGNED IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. AT THE FINAL PLAN STAGE, THE PLANS WILL INCORPORATE SILT FENCE, SUPER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE TO ELIMINATE THE POSSIBILITY OF SEDIMENT LADEN RUNOFF FROM LEAVING THE DISTURBED AREA. THE IMPLEMENTATION OF THIS SEDIMENT AND EROSION CONTROL PLAN WILL ENSURE THE CONSTRUCTION PHASE OF THIS DEVELOPMENT HAS NO NEGATIVE EFFECTS ON THE ADJACENT PARCELS.

UTILIZING THE METHODS DESCRIBED ABOVE WILL SATISFY REQUIRED STORMWATER MANAGEMENT OBLIGATIONS TO THE MAXIMUM EXTENT PRACTICABLE.

SOIL ANALYSIS		
SYMBOL	NAME/DESCRIPTION	TYPE
LoB	Legare-Montalto-Urban land complex, 0 to 8 percent slopes	B
LoC	Legare-Montalto-Urban land complex, 8 to 15 percent slopes	B
MoB	Mount Lucas silt loam, 3 to 8 percent slopes, stony	C

ENVIRONMENTAL CONCEPT PLAN
GEIER SUBDIVISION
 LOTS 1 - 3
 A SUBDIVISION OF PARCEL 935 AND A RESUBDIVISION OF DUNLOGGIN, SECTION 4, PARCEL 598, LOT 330 AND PART OF LOT 331 (P.B. 6, P.42 & L. 12702, F. 384)
 TAX MAP 24 GRID 16 ZONING R-20
 2nd ELECTION DISTRICT- HOWARD COUNTY, MARYLAND

KCE ENGINEERING, INC.
 EXECUTIVE CENTER
 3300 NORTH RIDGE ROAD, SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 PHONE (410) 203-9800 FAX (410) 203-9228

STORMWATER MANAGEMENT SUMMARY TABLE - LOT 2			
Practice	Location	Area Treated	Volume (ESDv)
Micro-bioretentation	Back of house	2,875 sf	370 cf
Alongside driveway			
Total ESDv required			294 cf
Total ESDv provided			370 cf
Total Rev required			85 cf
Total Rev provided			85 cf

STORMWATER MANAGEMENT SUMMARY TABLE - LOT 3			
Practice	Location	Area Treated	Volume (ESDv)
Micro-bioretentation	Back of house	2,850 sf	410 cf
Alongside driveway			
Total ESDv required			309 cf
Total ESDv provided			410 cf
Total Rev required			74 cf
Total Rev provided			85 cf

PROPERTY LINE TABLE				
C#	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	966.73'	139.23'	N 81°16'48" E	139.11'
C2	966.73'	29.46'	N 86°16'44" E	29.46'
C3	205.00'	59.44'	N 78°50'47" E	59.24'
C4	205.00'	115.87'	N 54°20'50" E	114.33'
C5	205.00'	20.50'	N 73°24'16" E	20.50'

PLAN
SCALE: 1" = 20'

SITE ANALYSIS DATA SHEET	
AREA	SIZE OR USE
TOTAL PROJECT AREA	1.83 ACRES±
LIMIT OF DISTURBANCE	0.75 ACRES±
GREEN OPEN AREA (LAWN)	1.49 ACRES±
IMPERVIOUS AREA	0.34 ACRES±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	0.0 ACRES±
WETLAND BUFFERS	0.0 ACRES±
FLOODPLAIN	0.0 ACRES±
FLOODPLAIN BUFFERS	0.0 ACRES±
EXISTING FOREST	0.0 ACRES±
SLOPES GREATER THAN 15%	0.0 ACRES±
HIGHLY ERODIBLE SOILS	0.0 ACRES±

- LEGEND**
- EX. LIGHT POLE
 - EX. ROAD SIGN
 - EX. SANITARY SEWER MANHOLE
 - EX. POWER POLE
 - EX. WATER VALVE
 - EX. WATER METER
 - CLEANOUT
 - EX. OVERHEAD ELECTRICAL
 - EX. UNDERGROUND ELECTRICAL
 - IPF, IPIN DENOTES IRON PIPE FOUND
 - TBR TO BE REMOVED
 - EX. TREE LINE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - SUPER SILT FENCE
 - SILT FENCE
 - LIMIT OF DISTURBANCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - EX. SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EX. TREE TO REMAIN
 - EX. WOOD FENCE
 - EX. CHAINLINK FENCE
 - EX. WATER LINE
 - PROPOSED WATER
 - EX. SEWER LINE
 - PROPOSED SEWER
 - EX. SEWER LINE
 - PROPOSED TREE LINE
 - EX. COMCAST CABLE LINE
 - 15% - 24.9% SLOPE
 - > 25% SLOPE
 - PROPOSED EASEMENT

OWNER/DEVELOPER
 KEVIN J. GEIER
 3902 CHATHAM ROAD
 ELLICOTT CITY, MD 21042
 PHONE: 443 604 5791

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/26/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/24/11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

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. 8818, Expiration Date: 10/17/12

STATE OF MARYLAND PROFESSIONAL ENGINEER SEAL

DRAWN BY: SPK
 CHECKED BY: DVK
 SCALE: 1" = 20'
 DATE: OCT. 20, 2011

SHEET: 1 OF 1