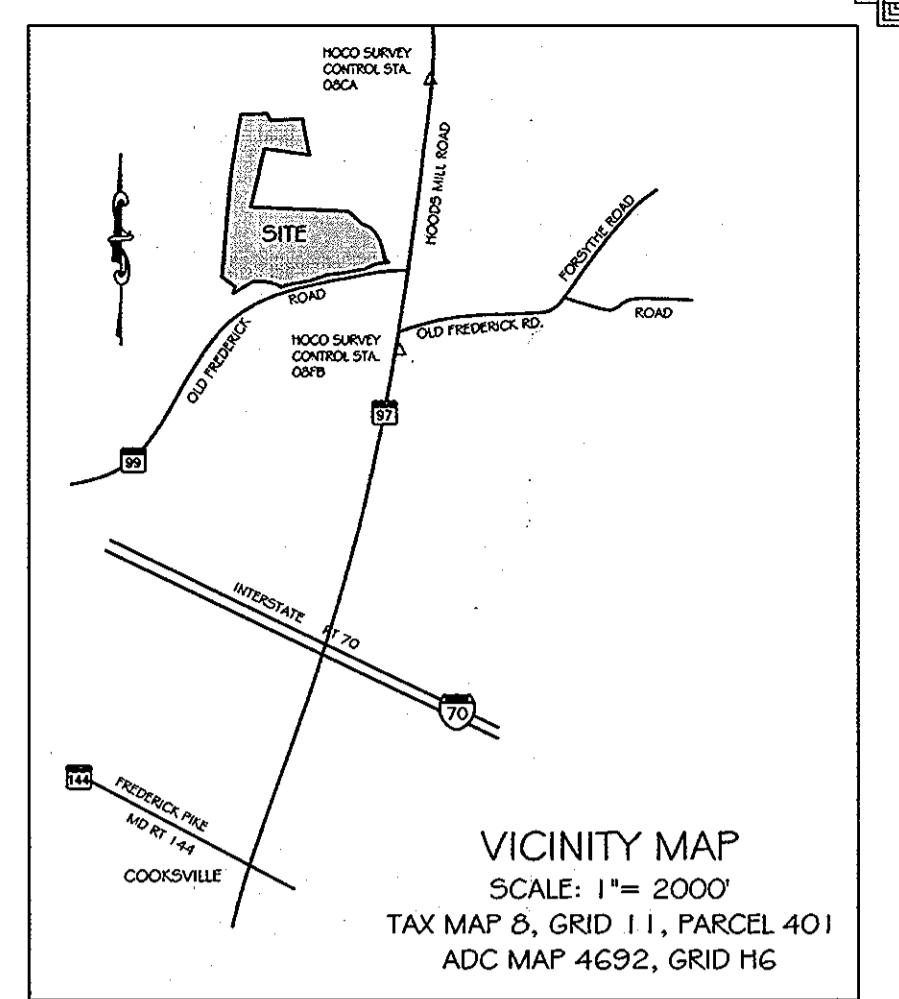




LINE	BEARING	DISTANCE
L1	S29°38'55\"W	221.93
L2	N35°55'07\"E	60.70
L3	N19°26'00\"E	59.28
L4	N02°53'08\"E	50.12
L5	S84°08'29\"E	46.78
L6	N48°53'46\"W	40.43
L7	N48°28'17\"W	60.89
L8	N40°43'55\"W	52.20
L9	N62°17'54\"W	107.58
L10	S46°27'01\"E	89.55
L11	N34°48'13\"W	89.11
L12	N22°18'04\"W	68.48
L13	N14°06'36\"W	112.32
L14	S76°28'19\"E	50.00
L15	N53°41'51\"W	53.68
L16	N68°44'11\"E	54.64
L17	S76°28'19\"E	45.13
L18	N76°26'39\"E	57.75
L19	N54°38'37\"E	53.85
L20	N55°08'07\"E	50.99
L21	N76°26'42\"E	50.00
L22	N76°26'42\"E	100.00
L23	N82°09'42\"E	50.25
L24	N76°26'19\"E	50.00
L25	S87°45'20\"W	50.99
L26	N76°26'40\"E	100.00
L27	N76°26'42\"E	50.27
L28	N85°08'03\"E	50.99
L29	N76°26'42\"E	50.00
L30	N65°08'03\"E	50.99
L31	N76°26'42\"E	50.27
L32	N76°26'43\"E	50.00
L33	N67°45'15\"E	50.99
L34	S76°26'19\"E	50.00
L35	S70°44'03\"W	50.25
L36	N65°08'05\"E	50.99
L37	S61°34'14\"W	29.04
L38	S76°26'39\"E	74.96
L39	S88°31'08\"E	36.43
L40	S87°20'36\"E	80.13
L41	N34°48'13\"W	89.11
L42	N82°34'57\"E	57.80
L43	N59°42'10\"E	57.55
L44	N53°56'15\"E	56.81
L45	N53°56'15\"E	56.81
L46	N51°03'55\"E	56.56
L47	N53°56'15\"E	56.81
L48	N52°26'39\"E	28.08
L49	N30°26'52\"E	58.49
L50	N52°05'36\"E	56.14
L51	N44°44'08\"E	53.72

SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
BaA	BAILE silt loam	D,C	YES	.43/32	0-8%
Co	CODORUS & HATBORO silt loam	C,D	YES	.37	0-3%
GgB, GgC	GLENELG loam	B	NO	.28	3-15%
GmB	GLENVILLE silt loam	C	NO	.32	3-8%
GmB	GLENVILLE-BAILE silt loam	C,D	YES	.32/49	3-8%
MaB, MaC, MaD	MANOR loam	B	NO		3-25%
MfF	MANOR-BRINKLOW complex	B,C/D	NO	.28/24	25-65%

HOWARD COUNTY SOILS MAP GRID NO. 270 & 271.



GENERAL NOTES:

- OWNER: QUARTZ HILL II, LLC  
DEED REFERENCE: LIBER 9801 FOLIO 502 & LIBER 11072 FOLIO 664  
DATE: DECEMBER 23, 2005 & FEBRUARY 1, 2008  
GRANTOR: MARYLAND STATE HIGHWAY ADMINISTRATION & QUARTZ HILL III.
- TAX MAP: 8 GRID: 11 PARCEL: 401
- ZONING DISTRICT: RCDEO, RURAL CONSERVATION DENSITY EXCHANGE OPTION.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) AS PLOTTED BY SCALE ON NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240044 0008B, DATED 12/4/06.
- TOPOGRAPHY: FROM AERIAL PHOTOGRAMMETRY COMPILED BY POTOMAC AERIAL SURVEYS IN JANUARY 2001. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NGVD29.
- THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83/91) PER HOWARD COUNTY SURVEY CONTROL STATIONS 08FP & 08CA.
- SOIL TYPES: BAILE (BaA), CODORUS & HATBORO (Co), GLENELG (GgB, GgC), GLENVILLE-BAILE (GmB), MANOR (MaB, MaC, MaD), MANOR-BRINKLOW (MfF), HOWARD COUNTY SOILS MAP GRID NO. 270 & 271.
- THERE ARE NO WELL OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HERON.
- THERE ARE NO WETLANDS ON LOTS 1-7.
- THERE ARE NO HISTORIC SITES OR CEMETARIES ON THIS PROPERTY. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- NEAREST POTABLE WATER SUPPLY: SYKESVILLE.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN 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 AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESSES. 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.

LEGEND

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEMS. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

(PASSED) PERCOLATION TEST SITE:

(FAILED) PERCOLATION TEST SITE:

PROPOSED WELLS:

PROPOSED HOUSE SITE:

25% OR GREATER SLOPES:

15-25% SLOPES:

DOWNSPOUTS AND FLOW 5% GRADE TYP.:

LIMITS OF WETLANDS:

25' WETLANDS BUFFER:

PERENNIAL STREAM:

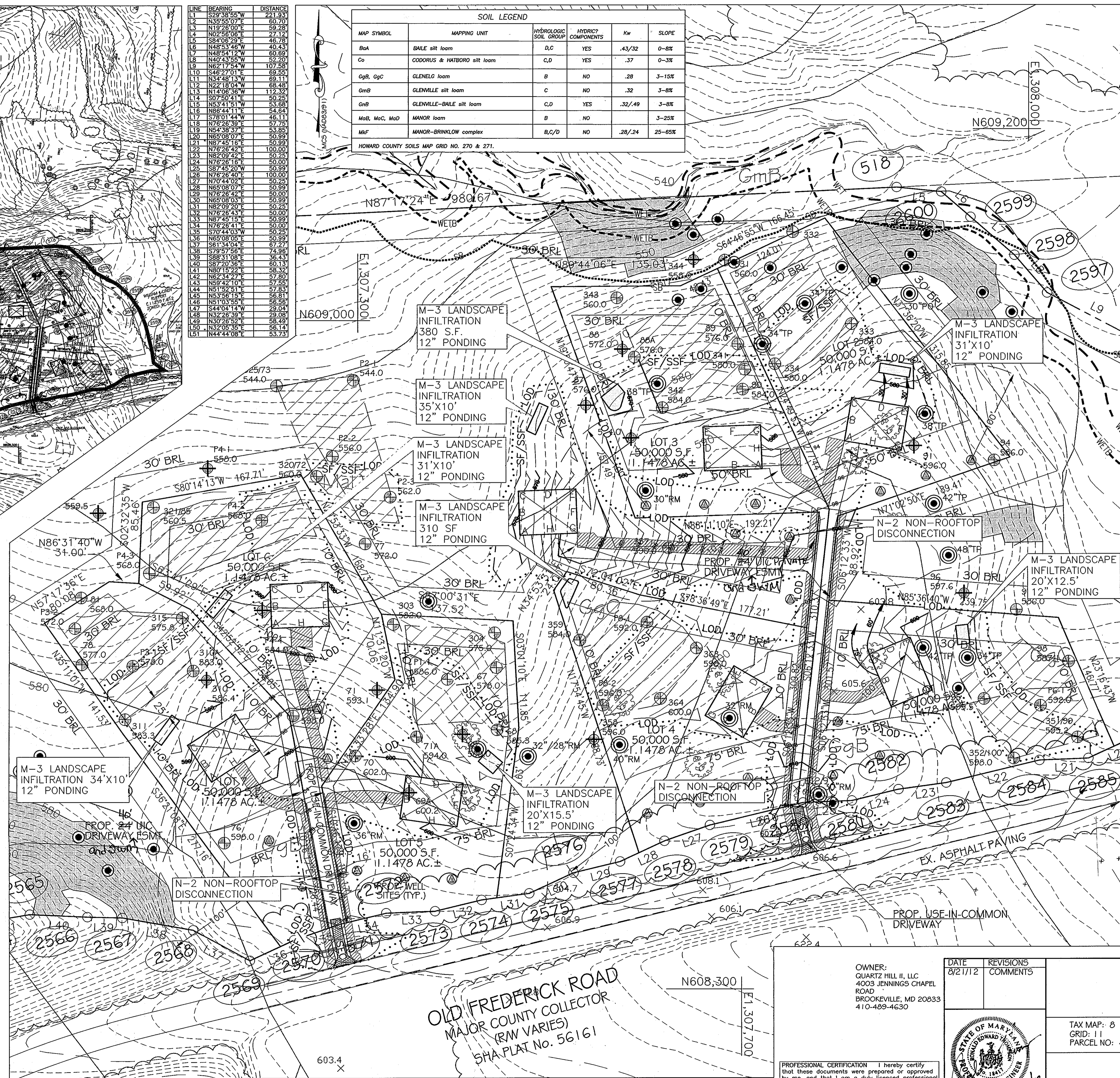
75' STREAM BUFFER:

SILT FENCE (SF) SUPER SILT FENCE (SSF):

LIMIT OF DISTURBANCE:

LARGE TREES, LESS THAN 30" DBH:

SPECIMEN TREES, MIN 30" DBH:



DESIGN NARRATIVE ACCORDING TO CONCEPT PLAN CHECK LIST ITEM III.K.

- NATURAL AREAS WILL BE PRESERVED BY THE ESTABLISHMENT OF FOREST CONSERVATION EASEMENTS, STORM WATER MANAGEMENT PRACTICES, AND SEDIMENT AND EROSION CONTROL METHODS.
- NATURAL FLOW PATTERNS ARE MAINTAINED THROUGH THE MINIMIZATION OF GRADING ON LOTS 1-7 AND BUILDABLE PRESERVATION PARCEL A. NATURAL FLOW PATTERNS ARE MAINTAINED BY CONSTRUCTION RESTRICTED TO AREAS THAT ARE LESS THAN 15% IN SLOPE AND TO AREAS THAT ARE NOT PRONE TO SOIL EROSION.
- IMPERVIOUS AREAS HAVE BEEN MINIMIZED BY THE LOCATION OF LOTS 1-7 TO OLD FREDERICK ROAD AND THE USE OF USE-IN-COMMON DRIVeways, STORMWATER MANAGEMENT TREATMENT WILL BE THROUGH THE USE OF NON-STRUCTURAL TECHNIQUES.
- SEDIMENT AND EROSION CONTROL HAVE BEEN INTEGRATED INTO THE STORMWATER MANAGEMENT DESIGN.
- ENVIRONMENTAL SITE DESIGN WILL ALSO BE IMPLEMENTED TO THE GREATEST EXTENT PRACTICABLE IN THE DESIGN AND DEVELOPMENT OF APPROPRIATE STORM WATER PRACTICES AS FOLLOWS:
  - STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN ADDRESSED IN ACCORDANCE WITH THE 2009 REVISIONS OF THE 2000 MARYLAND STORMWATER DESIGN MANUAL. ROOFTOP (R-1) - NON-ROOFTOP (N-2) DISCONNECTIONS HAVE BEEN UTILIZED TO THE FULLEST EXTENT PRACTICAL ON EACH LOT. ANY REMAINING ESD HAS BEEN PROVIDED IN LANDSCAPE INFILTRATION FACILITIES (M-3) ON LOTS 1-3, 5, 7 & BUILDABLE PARCEL A. SETBACK REQUIREMENTS FOR WELL & SEPTIC SHALL NOT ALLOW ESD FACILITIES ON LOTS 4 & 6.
  - IT IS ASSURED THAT A MINIMUM OF 15' OF DISCONNECTION WILL BE ACHIEVABLE FOR EACH DOWNSPOUT. ANY DISCONNECTION LENGTHS LONGER THAN 15' ARE SHOWN.
- WAVIER PETITION WF-15-014 HAS BEEN APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING FOR A WAVIER FROM SECTION 1.G.1.1(b)(3) TO ALLOW TWO USE-IN-COMMON DRIVeways ON A MAJOR COUNTY COLLECTOR. THE WAVIER WAS APPROVED ON AUGUST 15, 2012.

APPROVED  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 9/26/12

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 10/11/12

OLD FREDERICK ROAD  
MAJOR COUNTY COLLECTOR  
(RW VARIES)  
SHA PLAT No. 56161

OWNER:  
QUARTZ HILL II, LLC  
4003 JENNINGS CHAPEL ROAD  
BROOKVILLE, MD 20833  
410-489-4630

DATE	REVISIONS	COMMENTS
8/21/12		



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. 18417, Expiration Date: 9-18-13.

ENVIRONMENTAL CONCEPT PLAN  
LOTS 1-7, BUILDABLE PRESERVATION PARCEL A &  
NON-BUILDABLE PRESERVATION PARCEL B  
QUARTZ HILL II

TAX MAP: 8  
GRID: 11  
PARCEL NO: 401

ELECTION DISTRICT: No. 4  
HOWARD COUNTY, MARYLAND  
EX. ZONING: RCDEO

SCALE: 1"=50'  
DATE: JUNE, 2012  
SHEET 1 OF 1

YANBAR ASSOCIATES, INC.  
Engineers Surveyors Planners  
310 South Main Street P.O. Box 328 Mount Airy Maryland 21771  
(301) 829-2880 (301)831-5015 (410) 549-2751