

GENERAL NOTES:

- OWNER: ROBERT A. & KELLY E. GABLE  
DEED REFERENCE: LIBER 3077, FOLIO 545  
DATE: DECEMBER 12, 1996  
GRANTOR: DAMASCUS COMMUNITY BANK
- TAX MAP: 2 GRID: 24 PARCEL: 227 LOT: 36
- NEAREST POTABLE WATER SUPPLY: MT. AIRY DISTANCE: 3.5 MILES ±
- 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 0002B, DATED 12/14/06.
- 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 (MAD83/07) PER HOWARD COUNTY SURVEY CONTROL STATIONS SHOWN BELOW. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.  
0031 N612.406.1774 E1,292,800.7066 sFT  
02HB N613.910.9536 E1,287,573.2797 sFT
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
- THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
- SOIL TYPE: MANOR (MaC, MaD, MaE), MANOR-BRINKLOW (MkF). HOWARD COUNTY SOILS MAP GRID NOS. 29B & 29C.
- THE SUBJECT PROPERTY IS ZONED RC-DEO IN ACCORDANCE WITH THE 2/2/2004 COMPREHENSIVE PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/2006.
- ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ANY CHANGES TO A PRIVATE SEPTIC AREA WILL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- PREVIOUS DPZ FILE No. F-6G-147; PLAT No. 6296.
- A DRAINAGE SWALE CROSSES A PORTION OF THE WESTERN PART OF THE SITE. IT TERMINATES DOWN STREAM IN A WETLAND SPRING OFF SITE TO THE NORTH. THIS IS CONFIRMED BY HOWARD COUNTY MAPPING WHICH SHOWS NO MINOR NOR MAJOR STREAM ON THE PROPERTY.
- NO GRADING, TREE CLEARING, REMOVAL OF VEGETATIVE COVER, PAVING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS, THEIR BUFFERS AND 25% STEEP SLOPES, UNLESS APPROVED BY DPZ AS PART OF A WAIVER OR DETERMINED TO BE NECESSARY DISTURBANCES PER SECTION 16.11(i)(g).

DESIGN NARRATIVE PER CONCEPT PLAN CHECK LIST ITEM III.K

- NATURAL AREAS ARE PRESERVED BY A FOREST PROTECTION AREA. STORMWATER MANAGEMENT PRACTICES AND SEDIMENT AND EROSION CONTROL MEASURES. THERE ARE NO FLOODPLAIN OR WETLANDS LOCATED ON LOT 51. AN INTERMITTENT STREAM CROSSES A PORTION OF THE CENTRAL PART OF THE SITE.
- NATURAL FLOW PATTERNS ARE MAINTAINED THROUGH THE MINIMIZATION OF GRADING ON LOT 51.
- IMPERVIOUS AREAS HAVE BEEN MINIMIZED BY THE LOCATION OF A HOUSE SITE ON LOT 51 ADJACENT TO BUILDING RESTRICTION LINES. STORMWATER MANAGEMENT TREATMENT WILL BE THROUGH THE USE OF NON-STRUCTURAL TECHNIQUES.
- SEDIMENT AND EROSION CONTROLS HAVE BEEN INTEGRATED INTO STORMWATER MANAGEMENT DESIGN. LIMIT OF DISTURBANCE IS LESS THAN 30,000 SFT AND THEREFORE, EXEMPT FROM SOIL CONSERVATION APPROVAL.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE ADDRESSED USING NON-ROOFTOP DISCONNECTION AND DRYWELLS. SWM IS IN ACCORDANCE WITH THE 2009 REVISIONS OF THE 2000 MD STORMWATER DESIGN MANUAL.
- THERE ARE NO WAIVER PETITIONS PROPOSED.

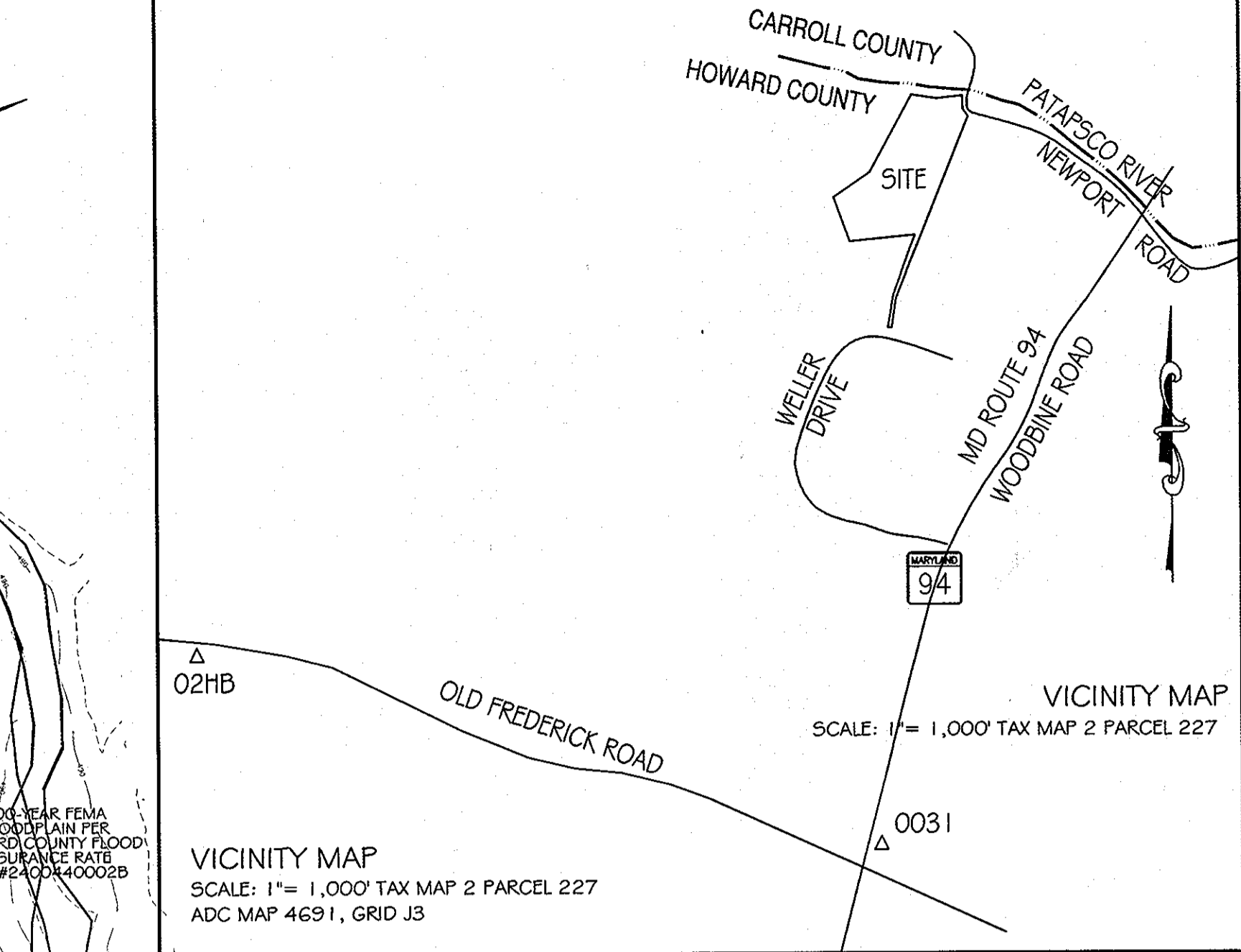
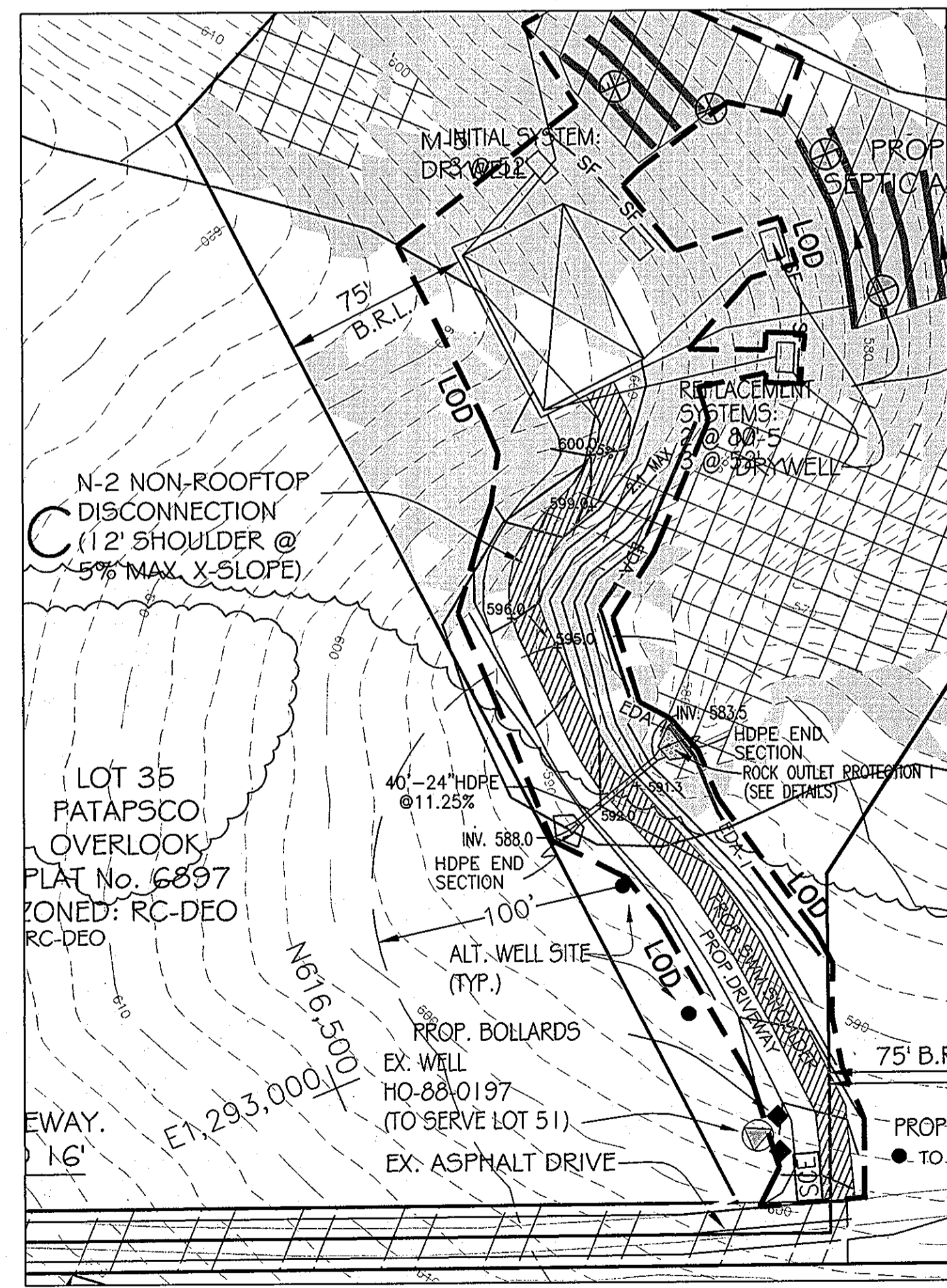
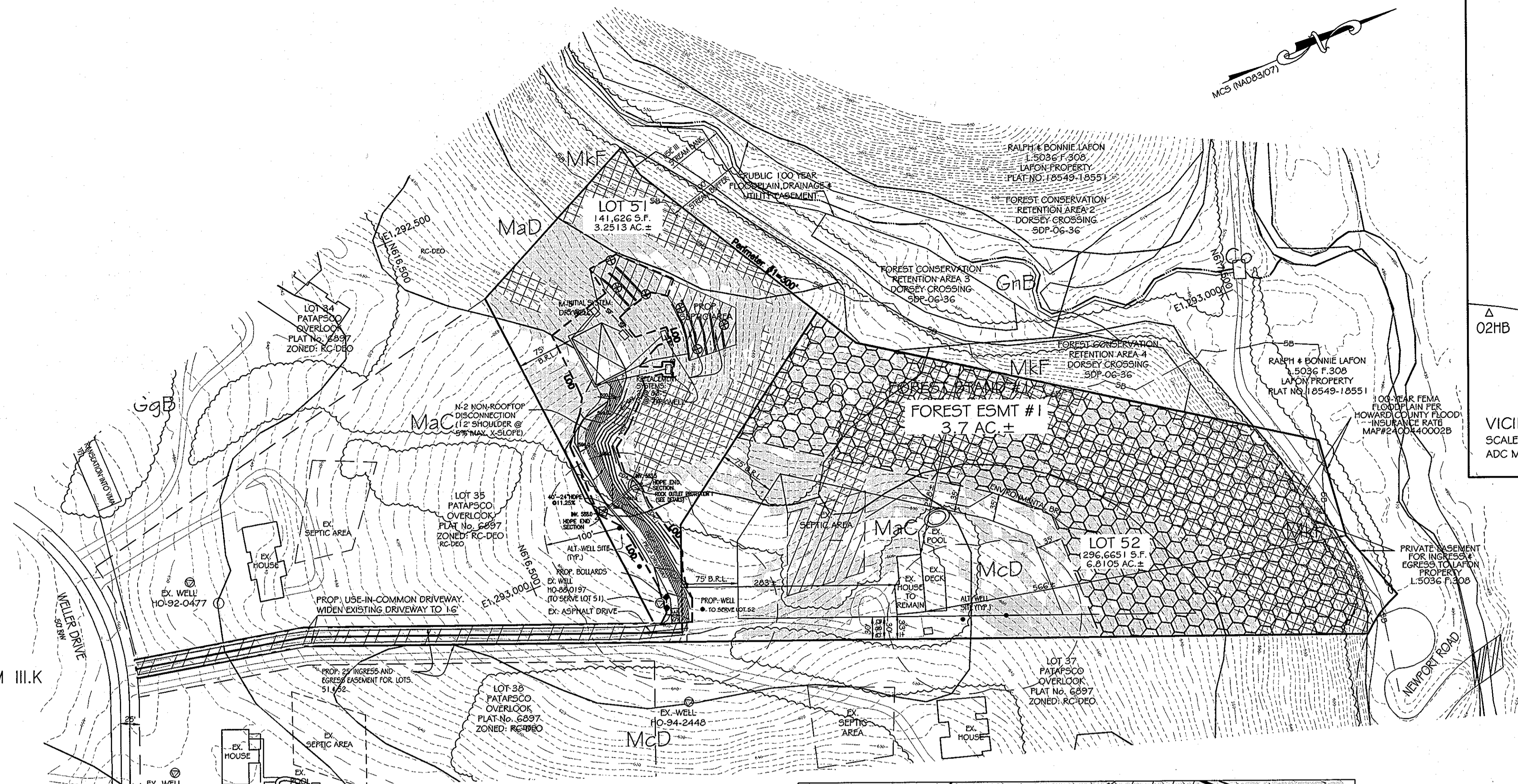
PROPOSED FOREST MITIGATION FULFILLMENT

- A PRELIMINARY ESTIMATE OF FOREST REMOVAL ON LOT 51 IS 18,300 SF FOR HOUSE AND DRIVEWAY; 3900 SF FOR THE INITIAL INSTALLATION OF THE SEPTIC SYSTEM. FOR A PRELIMINARY TOTAL REMOVAL OF 22,200 SF OR 0.51 AC. NO FOREST REMOVAL IS PROPOSED ON LOT 52.
- BASED ON FOREST CONSERVATION WORKSHEET 2.1, 4.47 ACRES OF FOREST CAN BE REMOVED WITHOUT MITIGATION BEING REQUIRED.
- THEREFORE, AN ON-SITE FOREST EASEMENT OF 3.7 AC. IS PROPOSED. A WAIVER REQUEST WILL BE FILED TO ALLOW AN ON-SITE FOREST ON A LOT LESS THAN 10 AC.

SITE ANALYSIS DATA SHEET		ACRES
PROPOSED SITE USE	RESIDENTIAL	
WETLANDS		0.00
WETLANDS BUFFER		0.00
FLOODPLAIN		0.00
STREAM BUFFER		0.00
FORESTS		8.10
STEEP SLOPES (25% OR GREATER)		3.34
TOTAL PROJECT AREA		10.07
LOD AREA		0.54
GREEN OPEN SPACE AREA		0.00
EX. IMPERVIOUS AREA		0.29
PROP. IMPERVIOUS AREA		0.34

SWM TREATMENT SUMMARY			
Practice	Area Treated	Methodology	Volume (ESDv)
N-2: Non-Rooftop Disconnection	3650	$ESDv = P_e \cdot R_v \cdot DA / 12$ where $P_e = 1.0"$ & $R_v = 0.95$	289 cft
M-5: Drywells	Rooftops and LOD	storage within the drywells	461 cft
		Total ESDv Provided =	750 cft
		ESDv Required =	741 cft

SOILS CHART					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC? COMPONENTS	Kw	SLOPE
MaC	MANOR loam	B	NO	.24	8-15%
MaD	MANOR loam	B	NO	.24	15-25%
MkF	MANOR-BRINKLOW complex	B,C/D	NO	.24/.28	25-65%



LEGEND

- STABILIZED CONSTRUCTION ENTRANCE SCE
- PROPOSED SEPTIC SYSTEM
- SILT FENCE SF — SF — SF
- TEMPORARY EARTH DIKE ED
- STREAM BUFFER SB
- LIMIT OF DISTURBANCE LOD
- (PASSED) PERCOLATION TEST SITE
- (FAILED) PERCOLATION TEST SITE
- EXISTING WELL
- PROPOSED HOUSE SITE
- PROPOSED WELL SITE
- 15 - 25% SLOPES
- 25% OR GREATER SLOPES

APPROVED  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kate Schell* 11/26/13  
CHIEF, DIVISION OF LAND DEVELOPMENT DJ DATE

*Deborah Pandullo* 11/21/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION JW DATE

OWNER:  
ROBERT & KELLY GABLE  
715 WELDER DR.  
WOODBINE, MD 21797  
410-594-2374

DATE	REVISIONS
2.6.13	COMMENTS
2.25.13	COMMENTS



ENVIRONMENTAL CONCEPT PLAN  
**PATAPSCO OVERLOOK, SECTION 3**  
LOTS 51 & 52, A RESUBDIVISION OF LOT 36

TAX MAP: 2 ELECTION DISTRICT: No. 4 SCALE: 1"=100'  
GRID NO: 24 HOWARD COUNTY, MARYLAND DATE: NOV 2012  
PARCEL NO: 227 EX. ZONING: RC-DEO SHEET 1 OF 1

**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street P.O. Box 328 Mount Airy, Maryland 21771  
(301) 629-2890 (301) 631-5015 (410) 545-2751

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.