

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JUNE, 2014. OFFSITE TOPOGRAPHY FROM HOWARD COUNTY GIS.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JULY, 2014.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 17GA AND 17GB WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 10/6/13 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 71-1-W.
- SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 20-1067.
- EXISTING UTILITIES LOCATED FROM TOPOGRAPHIC SURVEY AND AS-BUILT DRAWINGS. CONTRACTOR SHALL LOCATE.
- EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- NO FLOODPLAIN IS LOCATED ONSITE.
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS AREA ARE LOCATED ONSITE.
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE ADDRESSED BY A FOREST CONSERVATION PLAN SUBMITTED WITH THE FINAL PLAT OR SITE DEVELOPMENT PLAN.
- THERE ARE NO WETLANDS, FOREST, FLOODPLAIN, STREAMS OR ASSOCIATED BUFFERS LOCATED ONSITE BASED ON ECO-SCIENCE PROFESSIONALS, INC. REPORT DATED AUGUST 4, 2014.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-20 PROJECT IS 8% OF GROSS AREA (1.95 AC. GROSS AREA X 8% = 0.12 AC.).
- A NOISE STUDY WILL BE PREPARED BY ROBERT H. VOGEL ENGINEERING AS PART OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN SUBMITTAL.
- BETHANY LANE IS CLASSIFIED AS A MINOR ARTERIAL.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THE PROPERTY.
- THE PROPOSED HOUSES SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF NON STRUCTURAL PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE PRACTICES INCLUDE ROOFTOP (N-1) AND NON ROOFTOP (N-2) DISCONNECTS.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION. REVIEW 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/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PROCESS.
- 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.
- IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS PROJECT IS EXEMPT FROM RECREATIONAL OPEN SPACE.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD COUNTY CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME. THE FINAL PLAN SHALL INCLUDE A SEQUENCE OF CONSTRUCTION WHICH SHOWS DETAIL SEDIMENT & EROSION CONTROL MEASURES AND PHASING AND ADDRESS THE PROJECT TEMPORARY STORMWATER MANAGEMENT REQUIREMENTS.
- SPECIMEN TREES ST-4 AND ST-5 TO BE REMOVED. ST-1, ST-2, AND ST-3 TO REMAIN.

INTRODUCTION
The purpose of this report is to address Environmental Site Design for the proposed two lot subdivision of the Van Stone Property. This report will address the ESD for both lots and the existing lower level of the property. The site includes several individual trees but there are no areas which contain woods or wetlands. The site is located on the west side of Bethany Lane between Reed Lane and German Road. The site includes several individual trees but there are no areas which contain woods or wetlands. The site is located on the west side of Bethany Lane between Reed Lane and German Road. The site includes several individual trees but there are no areas which contain woods or wetlands. The site is located on the west side of Bethany Lane between Reed Lane and German Road.

PROPOSED DEVELOPMENT
The proposed development will consist of two residential lots. Lot 1 is 0.95 AC and Lot 2 is 1.00 AC. The lots will be zoned R-20 Residential. The proposed development will include two houses, a stockpile, and a driveway. The site will be developed in accordance with the Howard County Subdivision and Land Development Regulations and the Howard County Zoning Regulations.

ENVIRONMENTAL ANALYSIS
The site is located on the west side of Bethany Lane between Reed Lane and German Road. The site includes several individual trees but there are no areas which contain woods or wetlands. The site is located on the west side of Bethany Lane between Reed Lane and German Road. The site includes several individual trees but there are no areas which contain woods or wetlands. The site is located on the west side of Bethany Lane between Reed Lane and German Road.

CONCLUSION
The site is suitable for the proposed development. The site includes several individual trees but there are no areas which contain woods or wetlands. The site is located on the west side of Bethany Lane between Reed Lane and German Road. The site includes several individual trees but there are no areas which contain woods or wetlands. The site is located on the west side of Bethany Lane between Reed Lane and German Road.

PERFORMANCE STANDARDS MDE STORMWATER DESIGN MANUAL VOLUME I

#1 Site design shall minimize the generation of stormwater and maximize pervious areas for stormwater treatment.
The proposed lots are 1.0 acre lots. The pervious coverage of the entire subdivision is 14.6% and when considering the limits of disturbance only, the pervious coverage is 23%. The criteria for using ESD practices are based on capturing and retaining enough rainfall so that the runoff leaving a site is reduced to a level equivalent to a wooded site in good condition as determined using United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) methods (e.g., TR-55).

#2 Stormwater runoff generated from development and discharged directly into a jurisdictional wetland or waters of the State of Maryland shall be adequately treated.
All runoff from the subject site will be treated utilizing the Environmental Site Design practices including rooftop (N-1) and non-rooftop (N-2) disconnects. The site does not discharge directly to a wetland or the Waters of the State of Maryland.

#3 Annual groundwater recharge rates shall be maintained by promoting infiltration through the use of structural and non-structural methods. At a minimum, the annual recharge from post development site conditions shall meet the annual recharge from pre development site conditions.
The ESD practices proposed include the use of structural and non-structural methods to maintain infiltration. The site includes several individual trees but there are no areas which contain woods or wetlands. The site is located on the west side of Bethany Lane between Reed Lane and German Road. The site includes several individual trees but there are no areas which contain woods or wetlands. The site is located on the west side of Bethany Lane between Reed Lane and German Road.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

11/25/14
DATE

11/25/14
DATE

11/25/14
DATE

ENVIRONMENTAL CONCEPT PLAN

VAN STONE PROPERTY LOTS 1 AND 2

A RESUBDIVISION OF "PLAT OF HARVEY S. REED", LOT 3

HOWARD COUNTY, MARYLAND



SOILS LEGEND
HOWARD COUNTY SOILS MAP #16

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	HYDRIC INCLUSIONS	Kw RANGE*	PRIME FARMLAND	CRP ELIGIBLE
CBB	GLENGLE LOAM, 3 TO 8 PERCENT SLOPES	B	NO	NO	0.20	YES	NO
CBC	GLENGLE LOAM, 8 TO 15 PERCENT SLOPES	B	NO	NO	0.20	YES	NO

TAKEN FROM: USDA, SCS WEB SOIL SURVEY, HOWARD COUNTY NOTE
*BASED UPON ESTIMATED CUTS
HIGHLY FERTILE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR WITH A SOIL FERTILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

CONCEPT PLAN
SCALE: 1" = 30'

PERMIT INFORMATION CHART

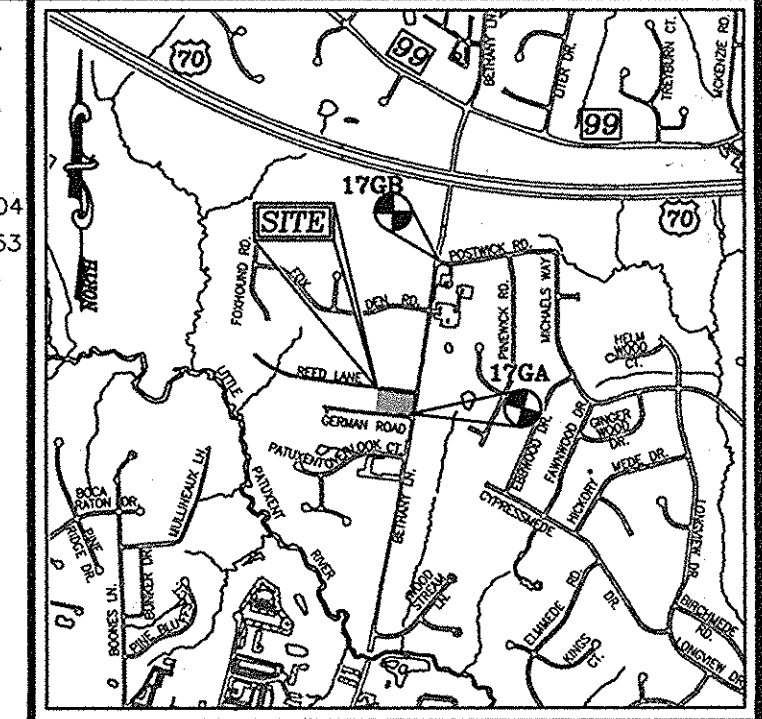
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NUMBER
HARVEY S. REED SUBDIVISION	N/A	3 / 106
PLAT OR L/F	GRID NO.	ZONING
15480/00091	20	R-20
TAX MAP NO.	ELECT. DIST.	CENSUS TR.
17	2ND	602201

BENCHMARKS

COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 17GA, 17GB.

HOWARD COUNTY BENCHMARK

17GA	N 591048.564	E 1352732.061	ELEV. 432.04
17GB	N 592656.817	E 1353019.927	ELEV. 441.53



LEGEND

---	EXISTING CONTOUR	---	PROPERTY LINE
---	PROPOSED CONTOUR	---	RIGHT-OF-WAY LINE
---	EXISTING CURB AND GUTTER	---	SOILS BOUNDARY
---	EXISTING MALBOX	---	MIB2
---	EXISTING SIGN	---	MID3
---	EXISTING SANITARY MANHOLE	---	SSF
---	EXISTING SANITARY LINE	---	SEEDMENT CONTROL ENTRANCE
---	EXISTING CLEANOUT	---	LOD
---	EXISTING FIRE HYDRANT	---	LIMIT OF DISTURBED AREA
---	EXISTING WATER LINE	---	EXISTING 60" WIDE GAS LINE EASEMENT
---	PROPOSED SPOT ELEVATION	---	L 1018 F. 216
---	EXISTING TREE	---	NON ROOF TOP DISCONNECTS
---	EXISTING GAS LINE	---	ROOF TOP DISCONNECTS

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET, CONCEPT PLAN	1 OF 1
SWM DRAINAGE AREA MAP, SWM NOTES AND DETAILS	

SPECIMEN TREE CHART

KEY	SPECIES	SIZE (DBH)	CRZ (FEET RADIUS)	COMMENTS
1	WHITE PINE	33.5	50.25	GOOD
2	SILVER MAPLE	34.5	51.75	GOOD; MULTI-STEM ABOVE BREAST HEIGHT
3	SILVER MAPLE	30	45	GOOD
4	SILVER MAPLE	38	57	GOOD
5	SILVER MAPLE	30.5	45.75	FAIR, SOME TRUNK ROT NOTED

SITE ANALYSIS DATA CHART

A. TOTAL PROJECT AREA:	±1.95 AC.
B. AREA OF PLAN SUBMISSION:	1.95 AC.
C. AREA OF WETLANDS AND BUFFERS:	0 S.F. OR 0.00 AC.
D. AREA OF FLOODPLAIN:	0 S.F. OR 0.00 AC.
E. AREA OF FOREST:	0 S.F. OR 0.00 AC. (REFER TO FSD)
F. AREA OF STEEP SLOPES (15% & GREATER):	0 S.F. OR 0.00 AC.
G. ERODIBLE SOILS:	N/A
H. LIMIT OF DISTURBED AREA:	0.59 AC.
I. PROPOSED USES FOR SITE AND STRUCTURES:	RESIDENTIAL SINGLE FAMILY DETACHED HOMES
J. GREEN OPEN AREA:	±1.80 AC.
K. PROPOSED IMPERVIOUS AREA:	±0.13 AC.
L. PRESENT ZONING DESIGNATION:	R-20
M. OPEN SPACE REQUIRED:	±0.12 ACRES (8%)
N. TOTAL NUMBER OF UNITS ALLOWED:	2
O. TOTAL NUMBER OF UNITS PROPOSED:	2
P. PDF FILE REFERENCES:	CONT. 71-W, CONT. 20-1067, PLAT 5/ PAGE 34

OWNER/DEVELOPER
DIANE VAN STONE
1519 PRINCESS LN.
ELLCOTT CITY, MD, 21042
443-472-1582

SCALE 1" = 30'

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
COVER SHEET, CONCEPT PLAN
SWM DRAINAGE AREA MAP, NOTES AND DETAILS

VAN STONE PROPERTY LOTS 1 AND 2
RESUBDIVISION OF "PLAT OF HARVEY S. REED", LOT 3
PLAT 5, PAGE 34

TAX MAP 17 BLOCK 20
2ND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

PARCEL 106

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: RHV
DRAWN BY: KG/EDS
CHECKED BY: RHV
DATE: NOVEMBER 2014
SCALE: AS SHOWN
W.O. NO.: 14-13

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE 09-27-2016

1 SHEET OF 1