

LEGEND

PROPOSED SEPTIC SYSTEM

SUPER SILT FENCE SSF — SSF — SSF

LIMIT OF DISTURBANCE — LOD —

APPROVED SAND MOUND TEST SITE:

EXISTING WELL:

PROPOSED HOUSE SITE:

PROPOSED WELL SITE:

EXISTING TREE LINE

SPECIMEN TREE

SPECIMEN TREE TO BE REMOVED

15-25% SLOPES

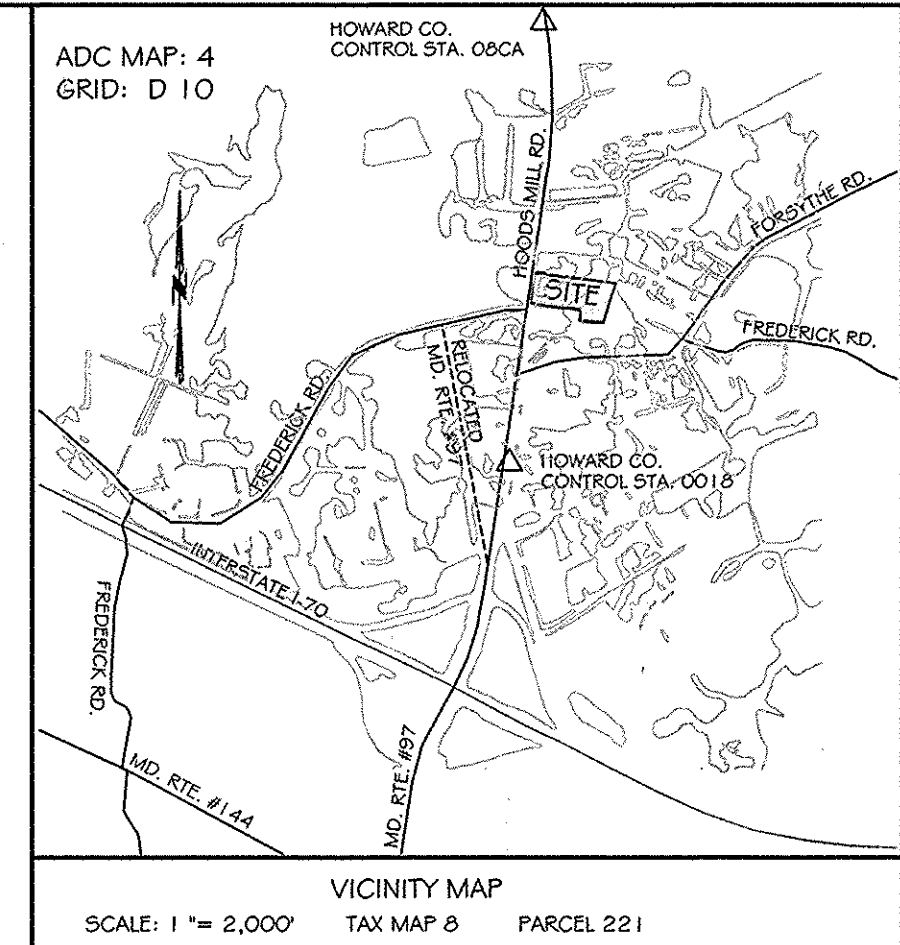
SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
GgB, GgC	GLENELG LOAM	B	NO	0.20	0-8%

HOWARD COUNTY SOILS MAP NO. 3

SITE ANALYSIS DATA SHEET		ACRES
PROPOSED SITE USE		RESIDENTIAL
WETLANDS		0.00
WETLANDS BUFFER		0.00
FLOODPLAIN		0.00
FORESTS		2.92
STEEP SLOPES (15-24%)		0.21
STEEP SLOPES (25% OR GREATER)		0.00
TOTAL PROJECT AREA		6.620
LOD AREA		1.15
GREEN OPEN SPACE AREA		0.00
EX. IMPERVIOUS AREA		0.22
PROP. IMPERVIOUS AREA		0.25
HIGHLY ERODIBLE SOILS IN PROJECT AREA		0.00

DESIGN NARRATIVE

- THERE ARE NO STEEP SLOPES, WATERWAYS, FLOODPLAINS, WETLANDS OR BUFFERS ON THE PROPERTY. 0.87 ACRES OF FOREST WILL BE DISTURBED FOR THE CONSTRUCTION OF A SINGLE FAMILY HOME AND DRIVEWAY. DISTURBANCE WITHIN THE FORESTED AREA HAS BEEN MINIMIZED BY LOCATING THE HOUSE CLOSE TO THE FRONT BRL WHILE ALSO KEEPING GRADING AWAY FROM SPECIMEN TREES.
- NATURAL FLOW PATTERNS WILL NOT BE AFFECTED BY THE PROPOSED SUBDIVISION.
- IMPERVIOUS AREAS HAVE BEEN REDUCED THROUGH THE USE OF NON-STRUCTURAL STORMWATER MANAGEMENT PRACTICES.
- THE DESIGN ACHIEVES INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO THE SWM STRATEGY BY LIMITING THE AMOUNT OF DISTURBED AREA, BY MAINTAINING NATURAL VEGETATION AND MAINTAINING NATURAL DRAINAGE PATTERNS.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE ADDRESSED USING NON-ROOFTOP DISCONNECTION (N-2) AND AN INFILTRATION BERM (M-4). SWM IS IN ACCORDANCE WITH THE 2008 REVISIONS OF THE 2000 MD STORMWATER DESIGN MANUAL AND ADDRESSES ESD TO THE MEP.



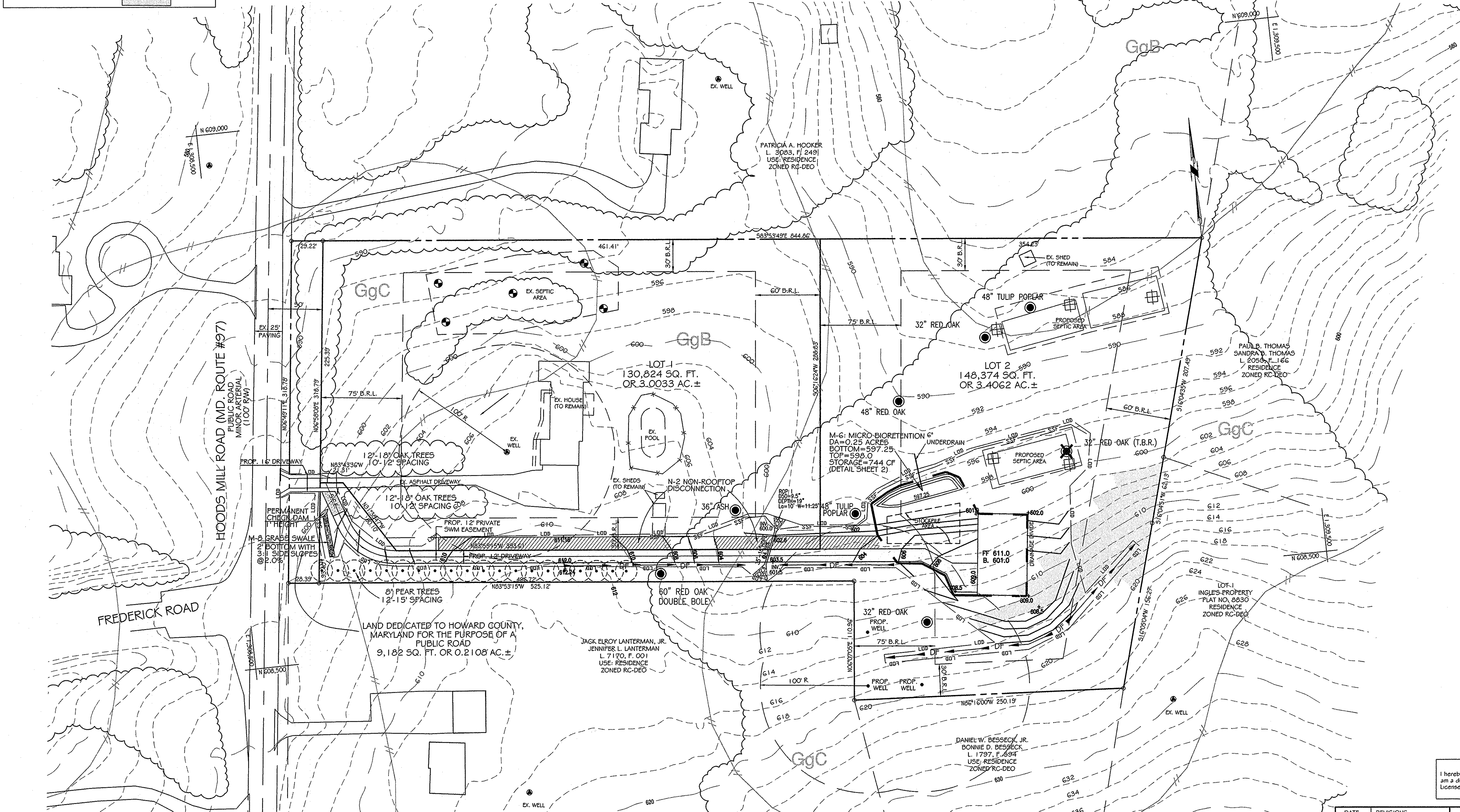
GENERAL NOTES:

- OWNER: MILLARD TAYLOR & G. ARLENE TAYLOR
DEED REFERENCE: LIBER 10720 AT FOLIO 120
DATE: MAY 29, 2007
GRANTOR: MILLARD TAYLOR & G. ARLENE TAYLOR, TRUSTEE
- TAX MAP: 8 GRID: 11 PARCEL: 221
- NEAREST POTABLE WATER SUPPLY: MT. AIRY DISTANCE: 4.5 MILES ±.
- THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24027C0035D, AS OF NOVEMBER 6, 2013.
- EXISTING ON-SITE TOPOGRAPHY AND PLANIMETRICS ARE FROM A FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY VANMAR ASSOCIATES, INC. DATED SEPTEMBER 12, 2014. TOPOGRAPHY AND PLANIMETRICS ON ADJOINING PROPERTIES TAKEN FROM COPYRIGHTED 2011 GIS DATA FROM HOWARD COUNTY, MARYLAND. VERTICAL DATUM IS NAVD83 PER SURVEY CONTROL STATIONS LISTED BELOW.
- THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83/91) PER HOWARD COUNTY SURVEY CONTROL STATIONS HO.CO. STA. 08CA N. 610,521.247 E. 1,308,742.138 (6FT.) ELEV. 625.03 HO.CO. STA. 0018 N. 607,697.318 E. 1,308,424.256 (6FT.) ELEV. 626.86 DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- 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: GLENELG LOAM (GgB), (GgC), HOWARD COUNTY SOILS MAP NO. 3.
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 7, 2007.
- ALL WELLS TO BE DRILLED PRIOR TO FINAL FLAT SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL FLAT 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 STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
- THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN, PLAT 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 SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES 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.
- NO STEEP SLOPES, WETLANDS, FLOODPLAIN, STREAMS OR THEIR BUFFERS EXIST WITHIN THE LOD. 0.87 ACRES OF FOREST STAND #1 IS PROPOSED TO BE DISTURBED. ONE SPECIMEN TREE EXISTS WITHIN THE LIMITS OF DISTURBANCE FOR WHICH A WAIVER PETITION WILL NOT BE REQUIRED DUE TO THE FOREST CONSERVATION EXEMPTION STATUS AS OUTLINED IN NOTE #16.
- THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 11.6.1 (2020)(1)(iv) OF THE SUBDIVISION REGULATIONS. THE PROJECT IS A MINOR SUBDIVISION TO CREATE ONE ADDITIONAL LOT WITH NO FURTHER SUBDIVISION POTENTIAL.
- A WAIVER PETITION IS NOT REQUIRED FOR THE REMOVAL OF THE SPECIMEN TREE DUE TO THE PROJECT'S FOREST CONSERVATION EXEMPTION STATUS.
- STORMWATER MANAGEMENT FOR LOT 2 IS PROVIDED UNDER THE CHAPTER 5 OF THE 2009 REVISIONS TO THE 2000 MD STORMWATER MANAGEMENT DESIGN MANUAL AND MEETS ESD TO THE MEP. THESE REQUIREMENTS ARE BEING MET BY THE USE OF NON-ROOFTOP DISCONNECTION (N-2), MICRO-BIORETENTION (M-6) AND A GRASS SWALE (M-8).
- THERE IS AN EXISTING DWELLING / STRUCTURE ON LOT 1. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.

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. 43203, Expiration Date: 12-20-2016.

OWNER:
MILLARD TAYLOR & G. ARLENE TAYLOR
1155 HOODS MILL ROAD
COOKSVILLE, MARYLAND 21723
(410) 381-7699

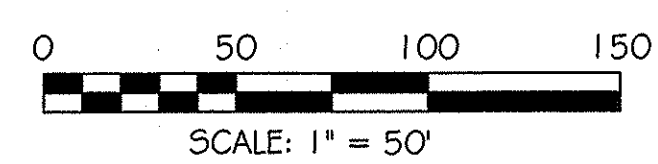


APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Ket Johnson 3/06/15
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Chad E. Hill 3-12-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



DATE	REVISIONS

ENVIRONMENTAL CONCEPT PLAN
LOTS 1 AND 2
MILLARD TAYLOR SUBDIVISION
(LIBER 10720 AT FOLIO 120)

TAX MAP: 8 ELECTION DISTRICT: No. 4 SCALE: 1" = 50'
GRID NO: 11 HOWARD COUNTY, MARYLAND DATE: FEB., 2015
PARCEL NO: 221 EX. ZONING: RC-DEO SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
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