

LEGEND

PROPOSED SEPTIC SYSTEM

SUPER SILT FENCE SSF—SSF

LIMIT OF DISTURBANCE LOD

(PASSED) PERCOLATION TEST SITE:

(FAILED) PERCOLATION TEST SITE:

EXISTING WELL:

PROPOSED HOUSE SITE:

PROPOSED WELL SITE:

EXISTING TREE LINE

STEEP SLOPES-AS DEFINED BY HSCD 20% OR GREATER

STEEP SLOPES 25% OR GREATER

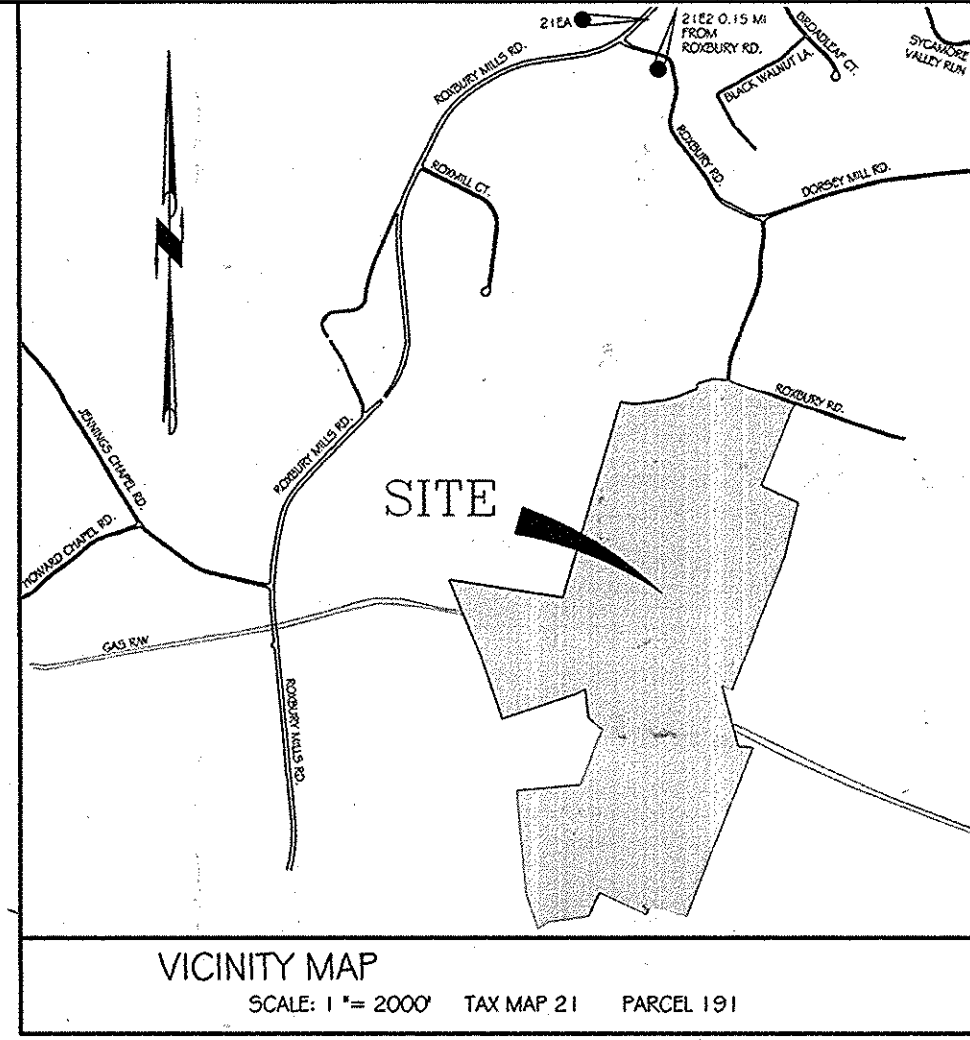
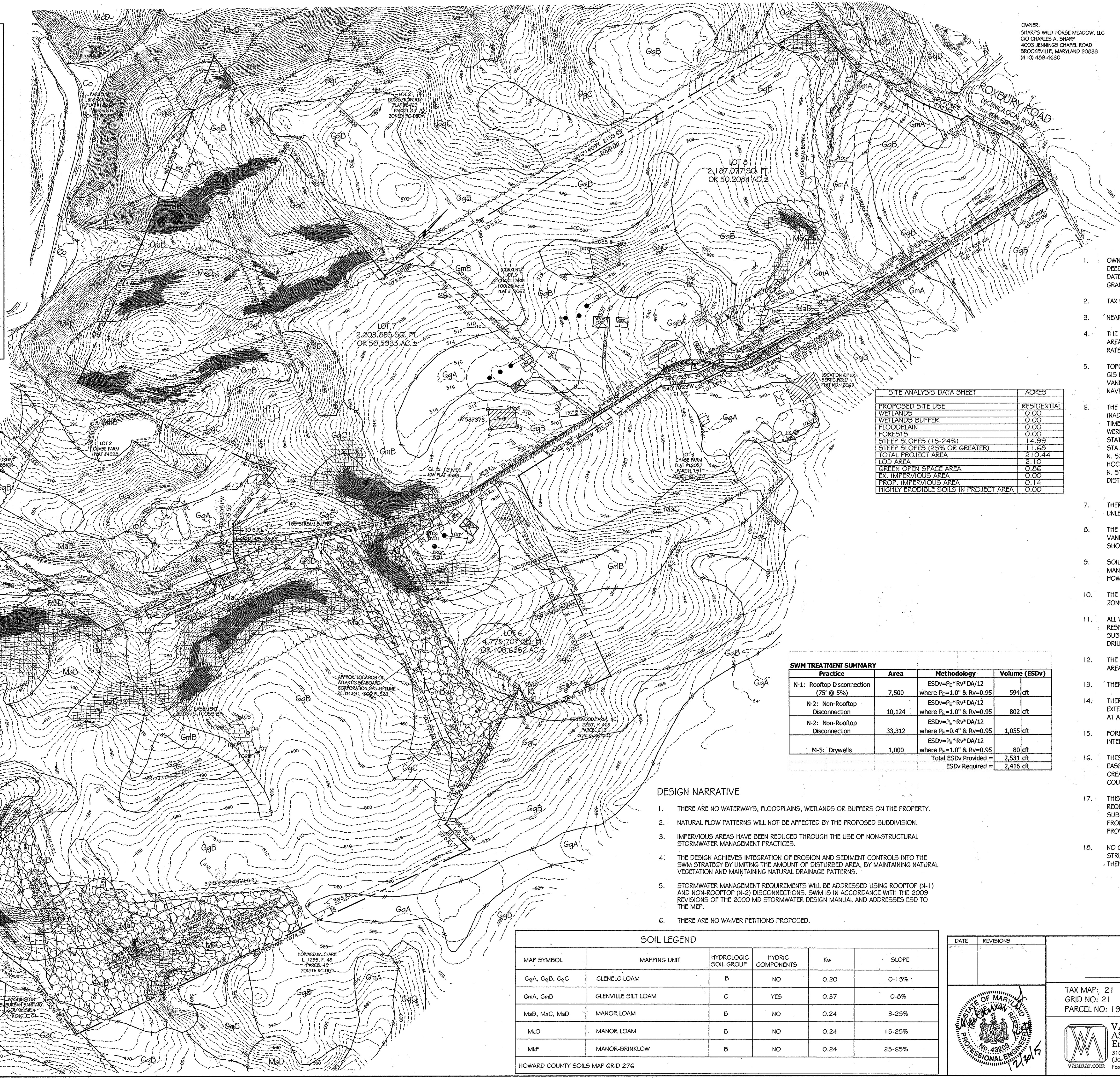
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	167.37	116.37	36°11'50"	S36°09'20"W	116.41	61.24
C2	25.00	15.79	36°09'15"	S36°11'37"W	15.49	8.14
C3	112.82	33.82	17°10'25"	N17°49'11"E	33.69	17.04
C4	338.54	213.15	36°04'25"	S36°04'51"W	209.64	110.24
C5	149.37	94.37	36°11'49"	S36°09'20"W	92.60	46.82
C6	63.00	39.68	36°09'15"	N36°11'37"E	39.29	20.52
C7	730.33	137.90	10°49'00"	N40°47'30"E	137.70	69.16
C8	137.37	86.70	36°11'49"	N36°09'20"E	85.35	44.90
C9	75.00	47.24	36°09'15"	N36°11'37"E	46.46	24.43

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kathleen...* 1-6-16  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Chief...* 1-29-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



SITE ANALYSIS DATA SHEET	ACRES
PROPOSED SITE USE	RESIDENTIAL
WETLANDS	0.00
FLOODPLAIN	0.00
FORESTS	0.00
STEEP SLOPES (15-24%)	14.99
STEEP SLOPES (25% OR GREATER)	11.65
TOTAL PROJECT AREA	210.44
LOD AREA	2.10
GREEN OPEN SPACE AREA	0.86
EX. IMPERVIOUS AREA	0.00
PROP. IMPERVIOUS AREA	0.14
HIGHLY ERODIBLE SOILS IN PROJECT AREA	0.00

SWM TREATMENT SUMMARY			
Practice	Area	Methodology	Volume (ESDv)
N-1: Rooftop Disconnection (75' @ 5%)	7,500	ESDv = P <sub>r</sub> * R <sub>v</sub> * DA / 12 where P <sub>r</sub> = 1.0" & R <sub>v</sub> = 0.95	594 cft
N-2: Non-Rooftop Disconnection	10,124	ESDv = P <sub>r</sub> * R <sub>v</sub> * DA / 12 where P <sub>r</sub> = 1.0" & R <sub>v</sub> = 0.95	802 cft
N-2: Non-Rooftop Disconnection	33,312	ESDv = P <sub>r</sub> * R <sub>v</sub> * DA / 12 where P <sub>r</sub> = 0.4" & R <sub>v</sub> = 0.95	1,055 cft
M-5: Drywells	1,000	ESDv = P <sub>r</sub> * R <sub>v</sub> * DA / 12 where P <sub>r</sub> = 1.0" & R <sub>v</sub> = 0.95	80 cft
Total ESDv Provided =			2,531 cft
ESDv Required =			2,416 cft

DESIGN NARRATIVE

- THERE ARE NO WATERWAYS, FLOODPLAINS, WETLANDS OR BUFFERS ON THE PROPERTY.
- 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 ROOFTOP (N-1) AND NON-ROOFTOP (N-2) DISCONNECTIONS. SWM IS IN ACCORDANCE WITH THE 2009 REVISIONS OF THE 2000 MD STORMWATER DESIGN MANUAL AND ADDRESSES ESD TO THE MEF.
- THERE ARE NO WAIVER PETITIONS PROPOSED.

SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	K <sub>iw</sub>	SLOPE
GgA, GgB, GgC	GLENELG LOAM	B	NO	0.20	0-15%
GmA, GmB	GLENVILLE SILT LOAM	C	YES	0.37	0-8%
MaB, MaC, MaD	MANOR LOAM	B	NO	0.24	3-25%
McD	MANOR LOAM	B	NO	0.24	15-25%
Mf	MANOR-BRINKLOW	B	NO	0.24	25-65%

HOWARD COUNTY SOILS MAP GRID 27G

- OWNER: SHARPS WILD HORSE MEADOW, LLC  
DEED REFERENCE: LIBER 14908 AT FOLIO 130  
DATE: DECEMBER 28, 2012  
GRANTOR: CHARLES A. SHARP & DENISE DOERER SHARP
- TAX MAP: 21 GRID: 21 PARCEL: 191
- NEAREST POTABLE WATER SUPPLY: CLARKSVILLE, DISTANCE: 6.0 MILES ±.
- THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 24027C01100 AND 24027C0045D.
- 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 (NAD83/2011) AS ESTABLISHED VIA THE SMARTNET REAL-TIME GPS NETWORK. AT THE TIME OF THIS SURVEY (JUNE, 2015) POSITIONS FOR SMARTNET REFERENCE STATIONS WERE ADJUSTED TO NAD 83(2011), EPOCH 2010.00. PRIMARY (MASTER) REFERENCE STATIONS AND LOCAL HOWARD COUNTY SURVEY CONTROL USED FOR THIS WORK: STA. ANNAPOLIS JUNCTION, MD (370) N. 533,369.606 E. 1,371,726.002 ELEV. 221.95  
HOCO 211A (NAD 83/07) N. 578,325.128 E. 1,303,578.898 ELEV. 550.68  
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 (GgA, GgB, GgC), GLENVILLE SILT LOAM (GmA, GmB), MANOR LOAM (MaB, MaC, MaD) MANOR-BRINKLOW (Mf) HOWARD COUNTY SOILS MAP GRID 27G.
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS.
- 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.
- THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
- THERE ARE EXISTING STRUCTURES TO REMAIN ON LOT 8. NO NEW, BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- FOREST CONSERVATION REQUIREMENTS TO BE ADDRESSED BY A DECLARATION OF INTENT FOR AGRICULTURAL ACTIVITY.
- THESE LOTS ARE LOCATED IN A PERPETUAL MARYLAND ENVIRONMENTAL TRUST EASEMENT AND TREATED AS AN AGRICULTURAL PRESERVATION EASEMENT. THE CREATION OF THIS NEW LOT IS PURSUANT TO SECTION 104.D.4 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THIS SUBDIVISION IS EXEMPT FROM WETLAND AND STREAM DELINEATION REQUIREMENTS PER SECTION 16.11 G(A)(4) WHICH STATES THAT AGRICULTURAL SUBDIVISIONS ARE EXEMPT SINCE NO WETLANDS/BUFFERS WILL BE IMPACTED BY PROPOSED LOTS/DEVELOPMENT. A PROFESSIONAL CERTIFICATION HAS BEEN PROVIDED.
- NO GRADING, REMOVAL OR VEGETATIVE COVER OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.

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.

ENVIRONMENTAL CONCEPT PLAN  
LOTS 6 - 8  
**CHASE FARM**

TAX MAP: 21 ELECTION DISTRICT: No. 4 SCALE: 1" = 200'  
GRID NO: 21 HOWARD COUNTY, MARYLAND DATE: DECEMBER, 2015  
PARCEL NO: 191 EX. ZONING: RC-DEO SHEET 1 OF 3

VANMAR ASSOCIATES, INC.  
Engineers Surveyors Planners  
310 South Main Street Mount Airy, Maryland 21771  
(301) 828-2890 (301) 831-5015 (410) 549-2751  
Fox (301) 831-5603 ©Copyright, Latest Date Shown

C:\Users\jvanmar\Documents\2015\Chase Farm\Lot 310\EGP & 7.dwg, 12/29/2015 10:35:40 AM, 1:1

LEGEND

PROPOSED SEPTIC SYSTEM

SUPER SILT FENCE SSF—SSF

LIMIT OF DISTURBANCE —LOD—

STABILIZED CONSTRUCTION ENTRANCE

(PASSED) PERCOLATION TEST SITE:

(FAILED) PERCOLATION TEST SITE:

EXISTING WELL:

PROPOSED HOUSE SITE:

PROPOSED WELL SITE:

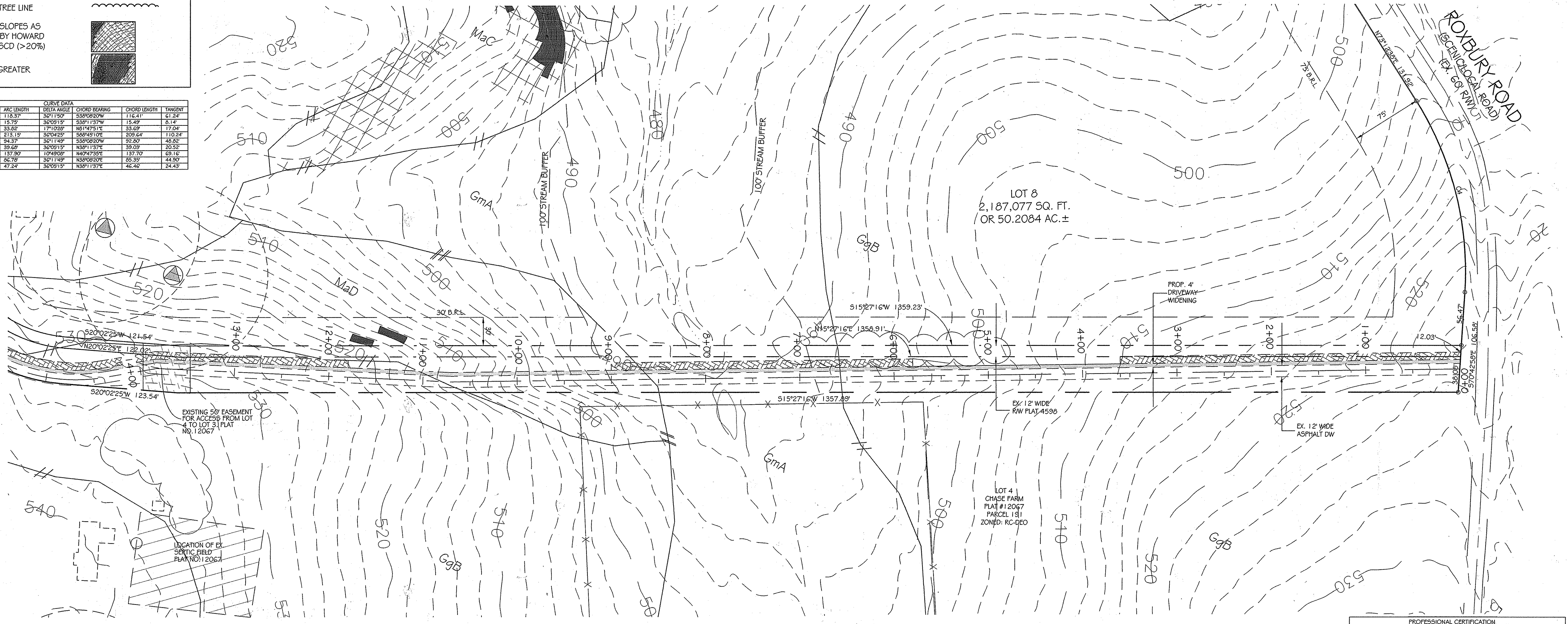
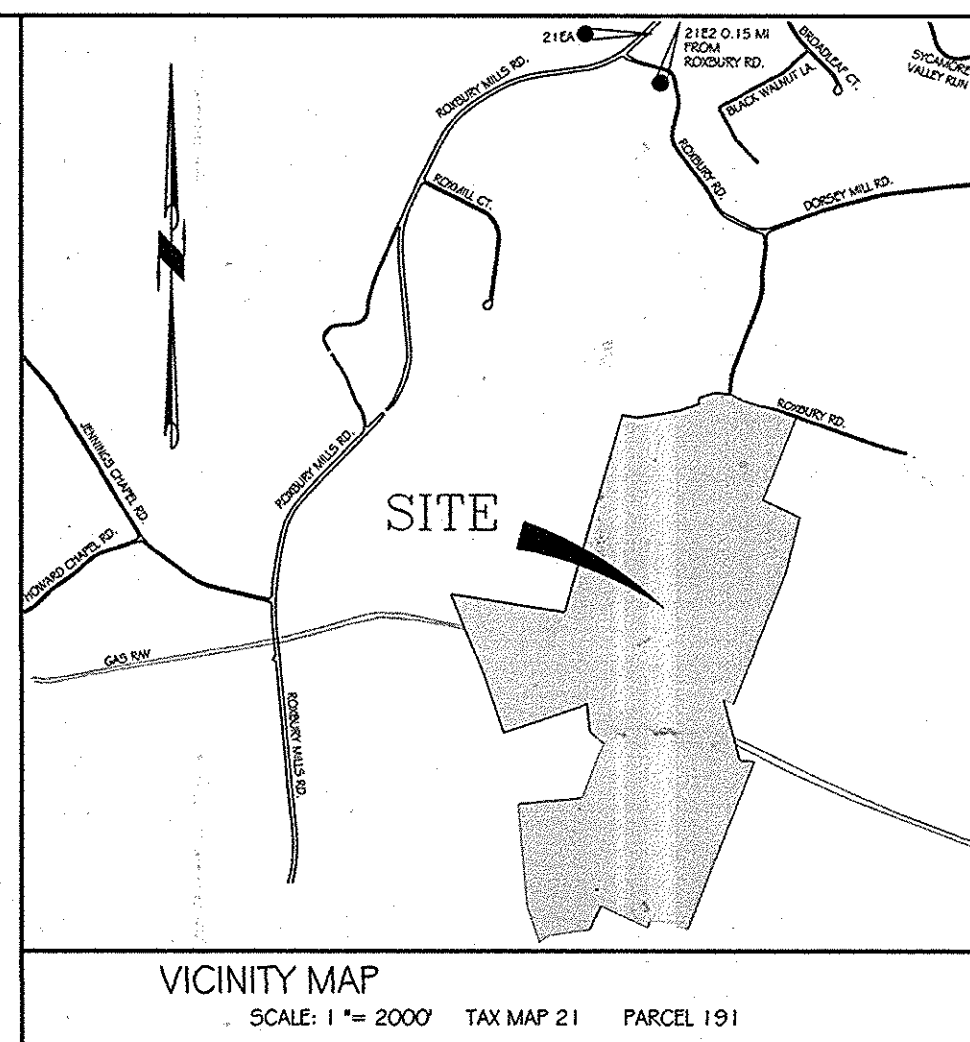
EXISTING TREE LINE

\*STEEP SLOPES AS DEFINED BY HOWARD COUNTY SCD (>20%)

25% OR GREATER

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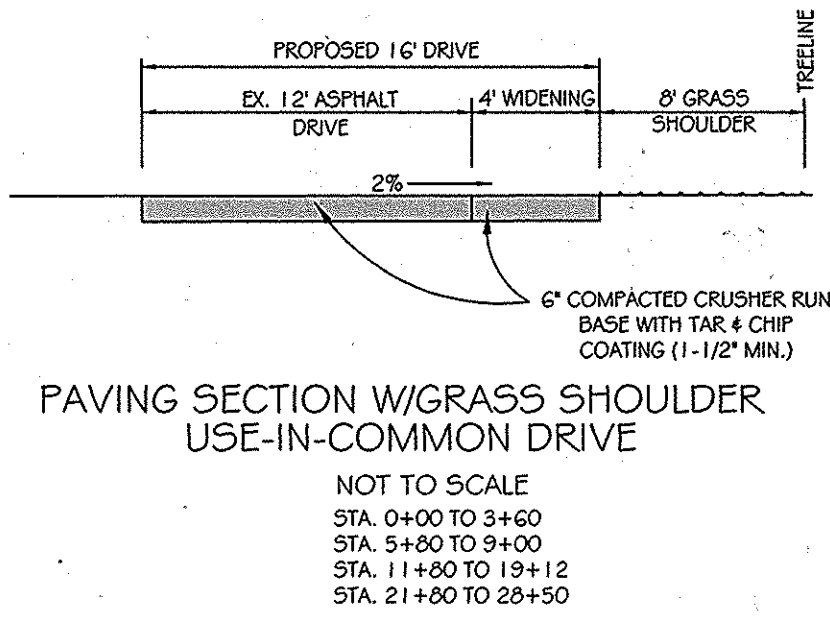
OWNER:  
SHARPS WILD HORSE MEADOW, LLC  
C/O CHARLES A. SHARP  
4003 JENNINGS CHAPEL ROAD  
BROOKVILLE, MARYLAND 20833  
(410) 469-4630



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ESDv Required =			2,416 cft



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. 45203, Expiration Date: 12-20-2016.

APPROVED  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Vest Chelumb* 1-6-16  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
*Phil Chubb* 1-29-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION 9 DATE

ENVIRONMENTAL CONCEPT PLAN  
LOTS 6-8  
CHASE FARM

TAX MAP: 21 ELECTION DISTRICT: No. 4 SCALE: 1" = 50'  
GRID NO: 21 HOWARD COUNTY, MARYLAND DATE: DECEMBER, 2015  
PARCEL NO: 191 EX. ZONING: RC-DEO SHEET 2 OF 3

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