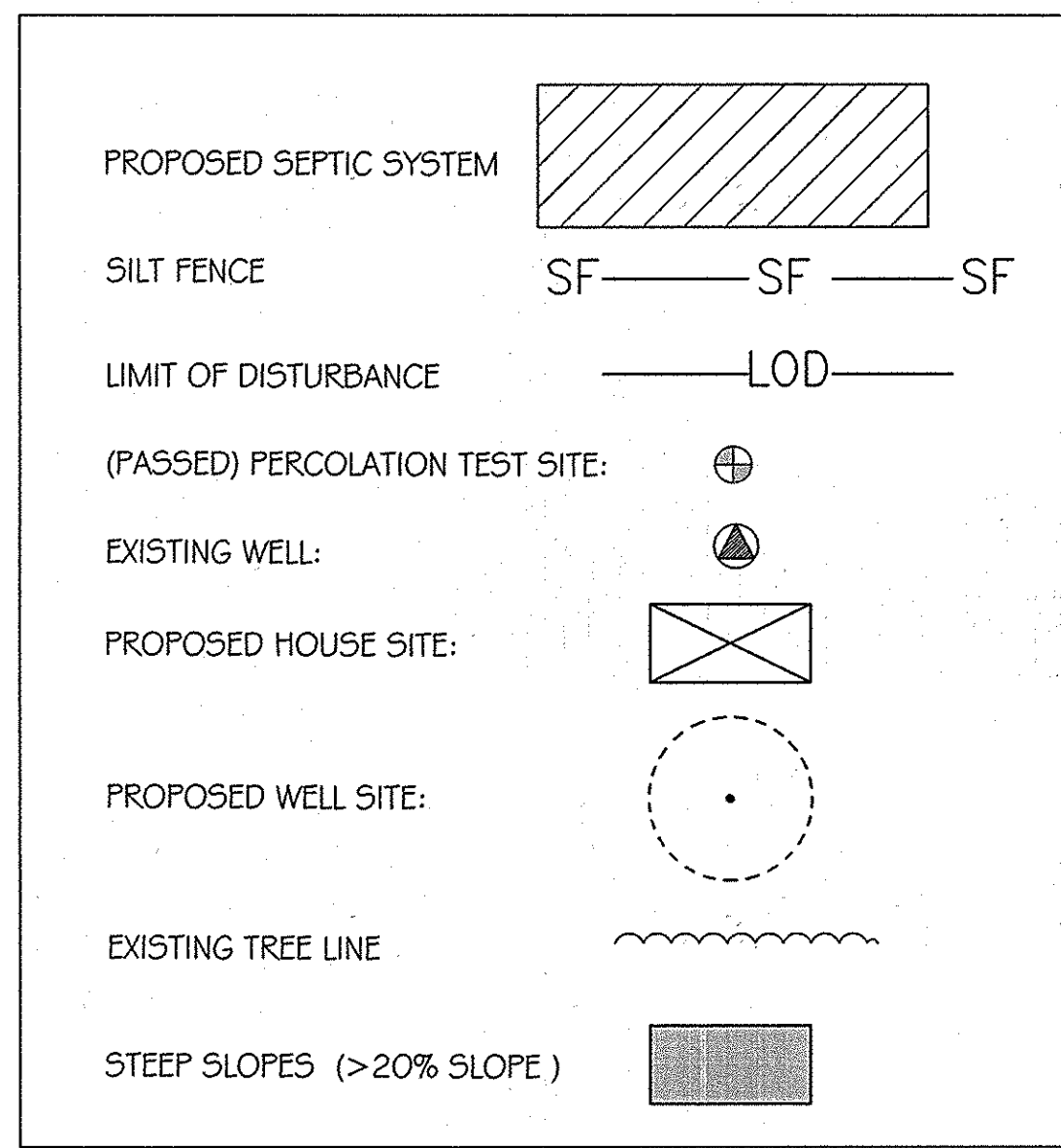
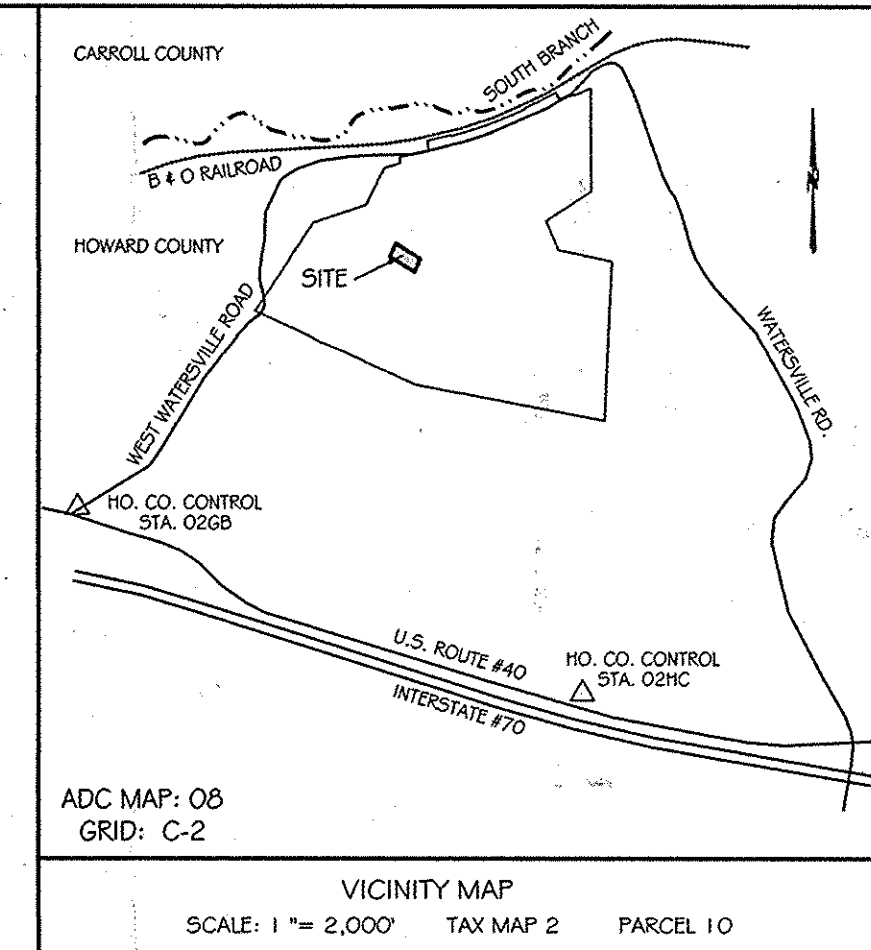


LEGEND

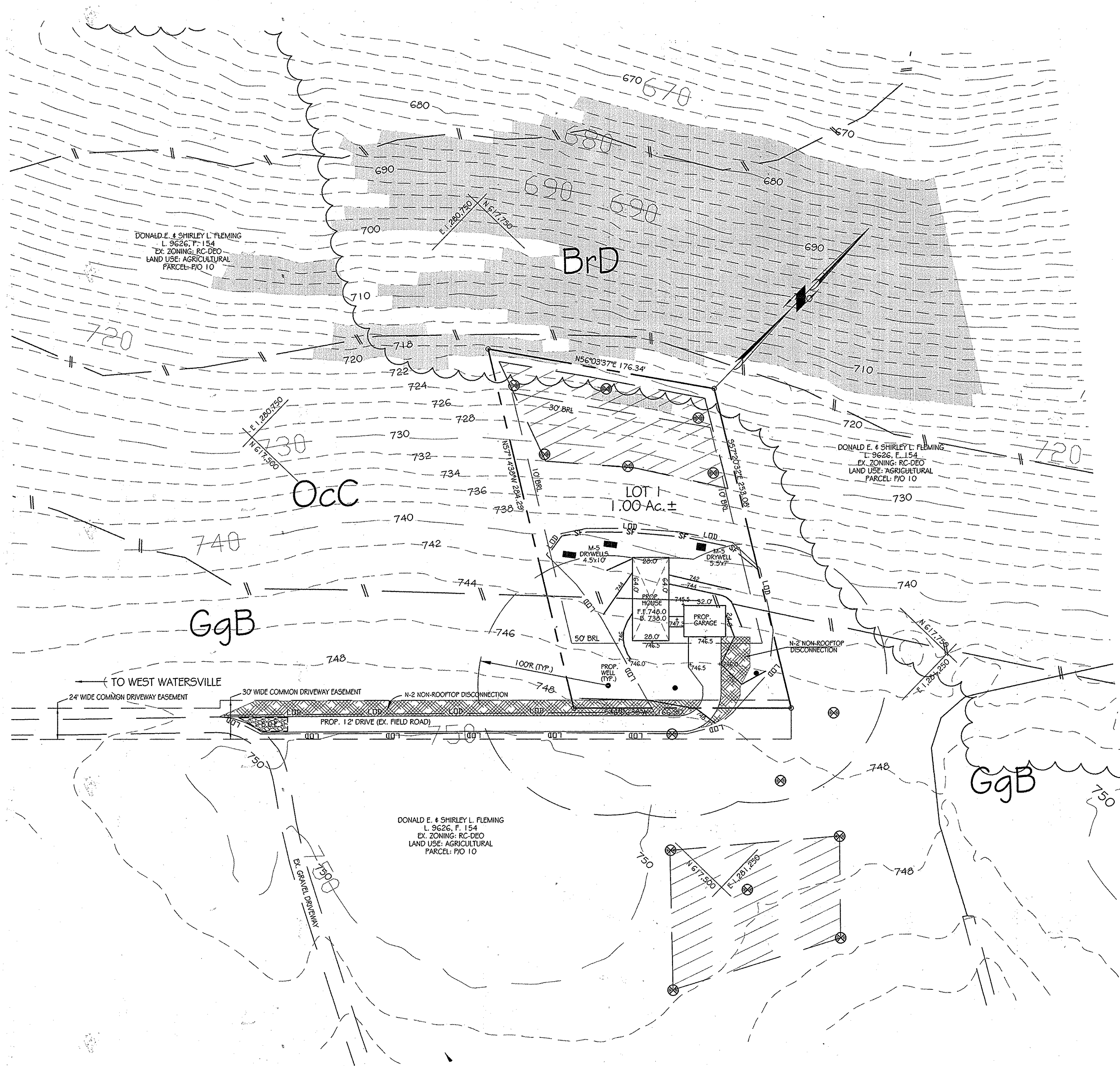
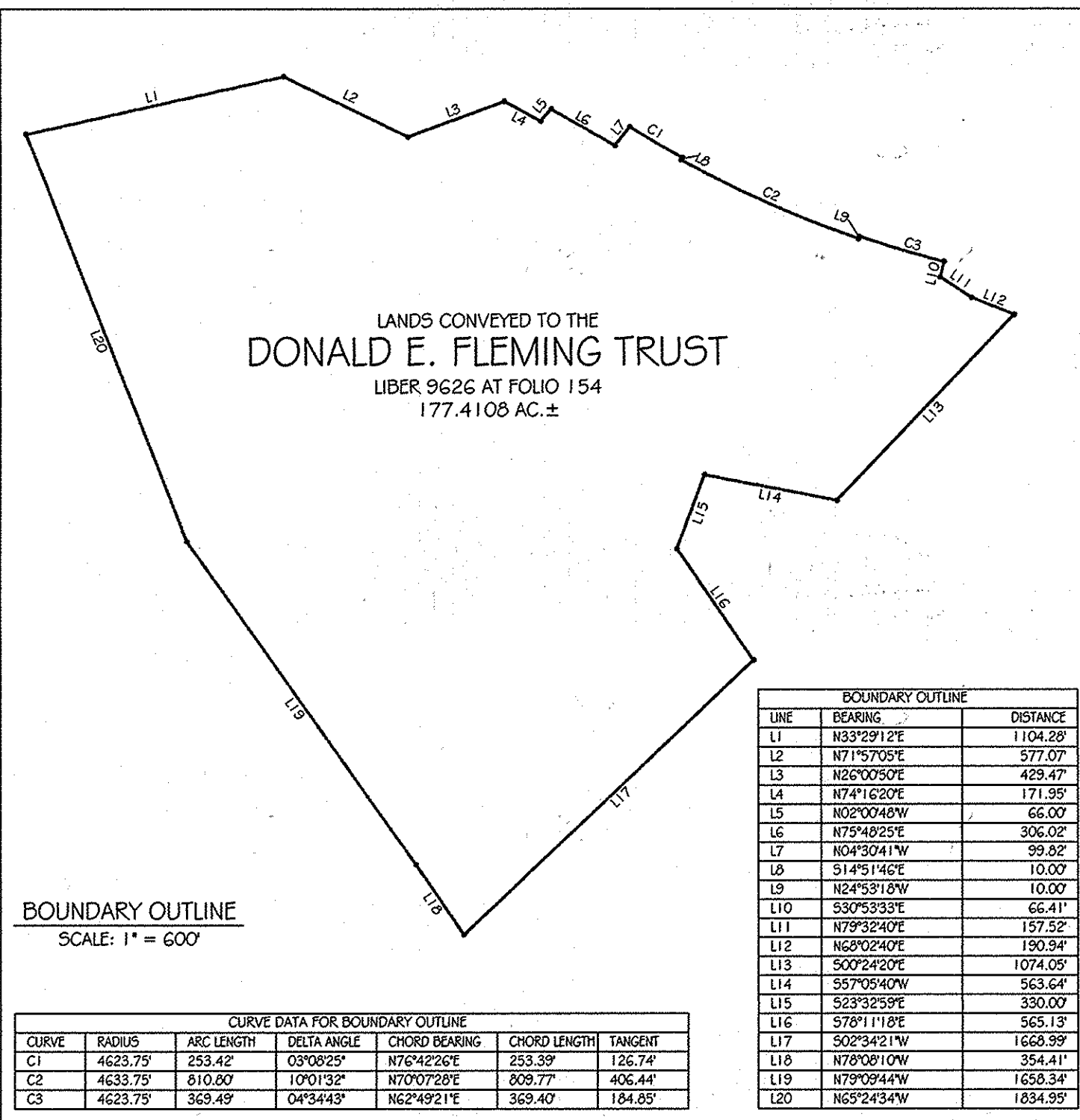


SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
GgB	GLENELG LOAM	B	NO	0.20	3-8%
BrD	BRINKLOW CHANNERY LOAM	B	NO	0.20	15-25%
OcC	OCCOQUAN LOAM	B	NO	0.20	8-15%



DESIGN NARRATIVE

- THERE ARE NO STREAMS, STREAM BUFFERS, FLOODPLAINS, WETLANDS OR WETLAND BUFFERS ON THE PROPERTY. THERE IS EXISTING FOREST LOCATED ON THE AGRICULTURAL PRESERVATION EASEMENT THAT DOES NOT ENCUMBER THE PROPOSED LOT.
- 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 AND DRYWELLS. SWM IS IN ACCORDANCE WITH THE 2008 REVISIONS OF THE 2000 MD STORMWATER DESIGN MANUAL AND ADDRESSES ESD TO THE MEP.
- THERE ARE NO WAIVER PETITIONS PROPOSED.



- GENERAL NOTES:
- OWNER: DONALD E. FLEMING & SHIRLEY L. FLEMING, TRUSTEES
DEED REFERENCE: LIBER 9626 AT FOLIO 154
DATE: JULY 11, 2005
GRANTOR: DONALD E. FLEMING & SHIRLEY L. FLEMING
 - TAX MAP: 2 GRID: 14 PARCEL: 10
 - NEAREST POTABLE WATER SUPPLY: MT. AIRY DISTANCE: 2.0 MILES ±.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2402700300D, EFFECTIVE NOVEMBER 6, 2013.
 - TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY SURVEY CONTROL STATIONS:
HO.CO.#02HC N.612,924.256 E.1,282,818.993
HO.CO.#02GB N.614,978.569 E.1,277,363.299
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), BRINKLOW CHANNERY LOAM (BrD), OCCOQUAN LOAM (OcC)
 - 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 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.
 - APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN, SITE DEVELOPMENT PLAN, OR GRADING OR BUILDING PERMIT. 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, SITE PLAN OR GRADING AND BUILDING PERMIT STAGES.
 - NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD.
 - NO SPECIMEN TREES ARE PROPOSED FOR REMOVAL.
 - THIS LOT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(iv) WHICH STATES THAT AGRICULTURAL PRESERVATION SUBDIVISIONS ARE EXEMPT.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT WHERE IT WILL BE SERVED BY PRIVATE WATER AND SEPTIC.
 - HOWARD COUNTY SOIL CONSERVATION DISTRICT REQUIRES THE DELINEATION OF STEEP SLOPES INCLUDE SLOPES WITH GRADIENTS OF 20% OR MORE.

OWNER / DEVELOPER:
DONALD E. & SHIRLEY L. FLEMING
C/O BRENDA FLEMING WARREN
611 WEST WATERSVILLE ROAD
MT. AIRY, MARYLAND 21771
MU. (301) 481-5852

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Weston J. Soble 11-6-15
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Joseph Panchelli 11/20/15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

SITE ANALYSIS DATA SHEET	ACRES
PROPOSED SITE USE	RESIDENTIAL
WETLANDS	0.00
WETLANDS BUFFER	0.00
FLOODPLAIN	0.00
FORESTS	0.00
STEEP SLOPES (>20%)	0.0003
TOTAL PROJECT AREA	1.00
LOD AREA	0.52
GREEN OPEN SPACE AREA	0.91
EX. IMPERVIOUS AREA	0.00
PROP. IMPERVIOUS AREA	0.09
HIGHLY ERODIBLE SOILS IN PROJECT AREA	0.21

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.

DATE	REVISIONS

ENVIRONMENTAL CONCEPT PLAN
LOT 1
ELM-LEE FARM
LIBER 9626 AT FOLIO 154

TAX MAP: 2 ELECTION DISTRICT: No. 4 SCALE: 1" = 50'
GRID NO: 14 HOWARD COUNTY, MARYLAND DATE: OCTOBER, 2015
PARCEL NO: 10 EX. ZONING: RC-DEO SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
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