

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 MAY, 2015, AND FROM HOWARD COUNTY RECORDS.
- THE PROJECT BOUNDARY IS BASED ON PRECISION INPUT FROM EXISTING DEEDS BY ROBERT H. VOGEL ENGINEERING, INC. DATED MAY 2015.
- THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY CONTROL STATIONS 28-FA & 28-FB WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED RC-DEO, RURAL CONSERVATION IN ACCORDANCE WITH THE ZONING REGULATIONS EFFECTIVE ON OCT. 06, 2013, AND IS SUBJECT TO SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCT. 07, 2007 PER COUNCIL BILL 47-2007 & 48-2007. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER OR BUILDING/GRADING PERMIT APPLICATIONS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER FOR THIS PROJECT IS TO BE BY PRIVATE WELLS.
- SEWER FOR THIS PROJECT IS TO BE BY PRIVATE SEPTIC SYSTEMS.
- 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.
- THERE ARE NO "FLOODPLAIN" AREAS LOCATED WITHIN THE DEVELOPMENT AREA AS PER FEMA DFIRM MAPS APPROVED BY FEMA AND EFFECTIVE FOR COUNTY DEVELOPMENT RESTRICTIONS AS OF MAY 6, 2013.
- THERE ARE 0.10 AC. (NOT CONTIGUOUS) OF MDE STEEP SLOPES (20% OR GREATER) LOCATED WITHIN THE DEVELOPMENT AREA.
- IN ACCORDANCE WITH SECTION 16.1202(b)(1)(v) OF THE FOREST CONSERVATION MANUAL, FOREST CONSERVATION WILL NOT BE REQUIRED FOR THIS PROJECT. AGRICULTURAL PRESERVATION SUBDIVISIONS AND ANY AGRICULTURAL ACTIVITY, INCLUDING AGRICULTURAL SUPPORT BUILDINGS AND STRUCTURES BUILT USING ACCEPTED BEST MANAGEMENT PRACTICE UNLESS IT INVOLVES THE CLEARING OF 40,000 SQUARE FEET OR GREATER OF FOREST WITHIN A 1-YEAR PERIOD ARE EXEMPT AND DO NOT REQUIRE A DECLARATION OF INTENT. THIS PROPERTY IS UNDER A RECORDED AGRICULTURAL EASEMENT AND THE SINGLE FAMILY RESIDENTIAL UNITS ARE ALLOWED UNDER THE AGRICULTURAL USE.
- THERE ARE 0 S.F. (0.00 AC.) AREA OF WETLANDS PRESENT WITHIN THE DEVELOPMENT AREA PER ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, FEBRUARY 23, 2017.
- IN ACCORDANCE WITH SECTION 16.121(a)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THERE IS NO OPEN SPACE REQUIREMENT FOR THIS RC-DEO (RURAL CONSERVATION) PROJECT.
- GEOTECHNICAL INVESTIGATIONS SHALL BE COMPLETED AS PART OF THE FINAL PLAN SUBMISSION.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE PROJECT SITE WAS EVALUATED FOR THE PRESENCE OF ENVIRONMENTAL FEATURES AND A LETTER HAS BEEN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, FEBRUARY 23, 2017. MR. CANOLES NOTED A SMALL OUTCROPPING OF TREES BUT FOUND IT DID NOT CONSTITUTE A FOREST. NO SPECIMEN TREES OR ANY OTHER REGULATED ENVIRONMENTAL FEATURES WERE FOUND WITHIN THE LIMITS OF THE DEVELOPMENT AREA FOR THIS PROJECT.
- SHEPPARD CROSSING, CHAPEL BELLS WAY AND CHAPEL ESTATES DRIVE ARE ALL CLASSIFIED AS LOCAL ROADS. SITE ACCESS SHALL BE VIA A PRIVATE USE-IN-COMMON DRIVEWAY. INTERSECTION SHALL BE 4-WAY STOP CONDITION, THEREFORE, NO SIGHT DISTANCE ANALYSIS IS REQUIRED.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED WITHIN THE DEVELOPMENT AREA.
- THERE ARE NO EXISTING DWELLINGS OR STRUCTURES WITHIN THE DEVELOPMENT AREA.
- THE PROPOSED BUILDINGS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF NON-STRUCTURAL AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES EMPLOYED SHALL BE RAIN GARDENS (M-7). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- 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 PLAN. 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 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.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT GRANT APPROVAL OF THE PROPOSED SEDIMENT CONTROL SCHEME.
- THERE ARE 0.58 AC. OR HIGHLY ERODIBLE SOILS WITHIN THE DEVELOPMENT AREA (20,051 S.F. CONTIGUOUS / 5,203 S.F. NON-CONTIGUOUS).

SITE DATA

TAX MAP 29, BLOCK 13, PARCEL 25
 5TH ELECTION DISTRICT
 PRESENT ZONING: RC-DEO-RURAL CONSERVATION
 TOTAL AREA OF PROPERTY: 162.07 AC.
 DPZ REFERENCES: HO-10-03E, ECP-16-30, ECP-17-050, GP-17-038, SDP-18-004
 DEED/PLAT REFERENCES: L9771/F.214, L12681/F.466, L15767/F.420, L15767/F.426
 AREA MANAGED BY ESDW ("THIS PLAN" = DEVELOPMENT AREA): 164,293 S.F./3.77 AC.
 USE OF PROPOSED STRUCTURES (THIS PLAN): SINGLE FAMILY RESIDENTIAL
 *TOTAL BUILDING COVERAGE WITHIN THE DEVELOPMENT AREA: 9,000 SF (0.21 AC. OR 5.45%)
 *PAVED AREA WITHIN THE DEVELOPMENT AREA: 14,312 SF (0.33 AC. OR 8.67%)
 *LIMIT OF DISTURBED AREA (THIS PLAN): 164,293 S.F./3.77 AC.
 *WETLANDS ON SITE: 0.00 AC.
 *WETLAND BUFFERS ON SITE: 0.00 AC.
 *STREAMS AND THEIR BUFFERS ON SITE: 0.00 AC.
 *AREA OF 100 YEAR FLOODPLAIN: 0.00 AC.
 *AREA OF EXISTING FOREST ON SITE: 0.00 AC.
 *AREA OF MDE STEEP SLOPES (20% OR GREATER): 0.10 AC. (NOT CONTIGUOUS)
 *AREA OF ERODIBLE SOILS: 0.58 AC. (20,051 S.F. CONTIGUOUS / 5,203 S.F. NON-CONTIGUOUS)
 *IMPERVIOUS AREA: 23,312 S.F. / 0.54 AC.
 *GREEN AREA: 140,981 S.F. / 3.24 AC.
 NOTE *WITHIN LIMITS OF DEVELOPMENT AREA ONLY

ENVIRONMENTAL SITE DESIGN NARRATIVE

- IN ACCORDANCE WITH CHECKLIST ITEM III.K.
- THIS ENVIRONMENTAL CONCEPT PLAN PERTAINS ONLY TO THE 3.79 AC. DEVELOPMENT AREA FOR THE PROPOSED 3 LOT MINOR SUBDIVISION INDICATED HEREON. AN ENVIRONMENTAL STUDY BY ECO-SCIENCE PROFESSIONALS, INC. DETERMINED THAT THERE ARE NO STREAMS, WETLANDS OR THEIR BUFFERS WITHIN THIS DEVELOPMENT AREA. THE TOPOGRAPHY DOES NOT RESULT IN ANY CONTIGUOUS STEEP SLOPES OVER 20% WITHIN THIS DEVELOPMENT AREA. THERE ARE SOME MDE STEEP SLOPES (>20%) BUT THEY ARE ALL SMALL ISOLATED AREAS AND NOT CONTIGUOUS. ACCORDING TO CURRENT DFIRM APPROVED BY FEMA AND HOWARD COUNTY, THERE IS A 100YR FLOODPLAIN LOCATED WITHIN THE PROPERTY BOUNDARY, HOWEVER NONE EXISTS WITHIN THE DEVELOPMENT AREA FOR THIS PLAN. THE NATURAL RESOURCES WILL REMAIN UNDISTURBED, PROTECTED AND ENHANCED.
 - THERE IS A WELL DEFINED RIDGE LINE AT THE SOUTH END OF THE DEVELOPMENT AREA. THE SITE'S TOPOGRAPHY NATURALLY SLOPES FROM THIS RIDGE TO THE NORTHEAST AND RUNOFF IS CONVEYED OVERLAND VIA OPEN SHALLOW SWALE, EVENTUALLY TO A MORE WELL DEFINED CHANNEL, BEFORE CONVERGING WITH THE MIDDLE PATUXENT RIVER. THE SITE HAS BEEN DESIGNED TO MAINTAIN THESE NATURAL FLOW PATTERNS. UNDISTURBED UPLAND AREAS WILL BE EITHER CONVEYED THROUGH THE DEVELOPMENT AREA VIA PIPE, OR AROUND THE DEVELOPMENT AREA VIA SWALE.
 - THE CONCEPTUAL REDUCTION IN IMPERVIOUS AREA THROUGH BETTER SITE DESIGN IS ACHIEVED THROUGH THE ENVIRONMENTAL SITE DESIGN (ESD) FOR THE PROJECT TO THE MAXIMUM EXTENT PRACTICABLE (MEP). THE ESD CONCEPT PROPOSES THE USE OF FOUR (4) RAIN GARDENS (M-7) THE OVERTFLOW FOR SWM#1 WILL DISCHARGE BY WEIR, THEN OVERLAND TO A GRASSSED AREA WHERE IT WILL BE DIRECTED TO A CULVERT UNDER SHEPPARD'S CROSSING AND THEN TO AN OFFSITE 4 PIPE, 84" CULVERT AND FLOODPLAIN AREA AND ULTIMATELY THE MIDDLE PATUXENT RIVER TO THE NORTHEAST. SWM #2, #3 AND #4 WILL DISCHARGE BY WEIR, THEN OVERLAND TO A NATURAL SHALLOW GRASSSED SWALE WHERE IT WILL BE DIRECTED TO A MORE DEFINED CHANNEL AND ULTIMATELY THE MIDDLE PATUXENT RIVER TO THE NORTHEAST. THE SITE HAS BEEN GRADED SO THAT UNDISTURBED UPLAND AREAS ARE DIVERTED EITHER BY PIPE OR BY SWALE AROUND NEW IMPERVIOUS AREAS WHEREVER POSSIBLE.
 - SEDIMENT CONTROL FOR THIS SPECIFIC SITE PLAN WILL BE PROVIDED THROUGH THE USE OF PERIMETER CONTROLS (SUPER SILT FENCE), EARTH DIKE AND SEDIMENT TRAP. SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS AND SHALL BE APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
 - AS STATED IN #3 ABOVE, STORMWATER MANAGEMENT FOR THE PROJECT SHALL BE MET THROUGH THE USE OF FOUR (4) RAIN GARDENS (M-7). THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

THE RESULTS OF THE ENVIRONMENTAL SITE DESIGN FOR THIS PROJECT WILL REFLECT "WOODS IN GOOD CONDITION".
 TARGET PE = 1.00" PROVIDED PE = 1.00"
 TARGET ESDV = 2,433 CUFT PROVIDED = 2,618 CUFT

6. NO DESIGN MANUAL WAIVERS ARE ANTICIPATED TO FULFILL THIS SWM CONCEPT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad P. ... 7-23-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Karl ... 7-16-18
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

ENVIRONMENTAL CONCEPT PLAN

CUNNINGHAM PROPERTY - 3 LOT MINOR

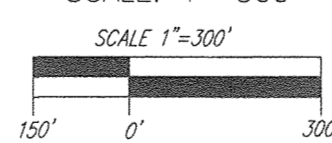
4979 SHEPPARD LANE

L.15767/F.530



LOCATION MAP

SCALE: 1"=300'



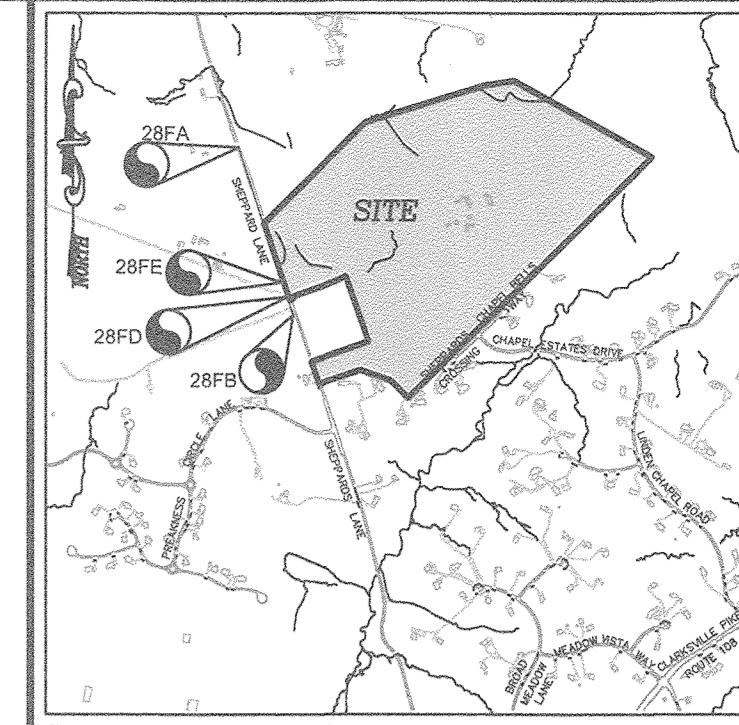
Eco-Science Professionals, Inc.
 Consulting Ecologists
 P.O. Box 5006 Glen Arm, Maryland 21057 Telephone (410) 832-2488 Fax (410) 832-2488

WATERSHED NAME: MIDDLE PATUXENT RIVER
 SUB-BASIN NUMBER: 02-13-11
 WATERSHED NUMBER: 2131106

MD DNR Qualified Professional
USACOE Wetland Delineator
 Certification # WDCRMD0610044B2
John Canoles

BENCHMARKS

- HOWARD COUNTY BENCHMARK 28FA
 N 572,456.68 E 1,328,957.64 ELEV.: 348.21'
 HOWARD COUNTY MONUMENT
- HOWARD COUNTY BENCHMARK 28FB
 N 570,710.84 E 1,329,524.63 ELEV.: 385.45'
 HOWARD COUNTY MONUMENT
- HOWARD COUNTY BENCHMARK 28FD
 N 570,895.88 E 1,329,461.33 ELEV.: 381.91'
 HOWARD COUNTY MONUMENT
- HOWARD COUNTY BENCHMARK 28FE
 N 571,047.81 E 1,329,404.44 ELEV.: 380.85'
 HOWARD COUNTY MONUMENT



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP COORDINATES: 25-D5

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 3
LAYOUT, GRADING, EROSION AND SEDIMENT CONTROL PLAN	2 OF 3
STORMWATER MANAGEMENT DRAINAGE AREA MAP, NOTES AND DETAILS	3 OF 3

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING FENCE
- EXISTING TREE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LIMIT OF EXISTING WETLANDS
- PROPOSED 100 YEAR DFIRM FLOODPLAIN
- EX. 50' BGE EASEMENT
- SOILS BOUNDARY
- EXISTING TREELINE
- PROPOSED TREELINE
- EX. PRIVATE SEPTIC EASEMENT
- PROPOSED PRIVATE SEPTIC EASEMENT
- EXISTING PRIVATE WELL
- PROPOSED PRIVATE WELL
- DEVELOPMENT AREA / LOD
- LIMIT OF DISTURBANCE / LIMIT OF DEVELOPMENT AREA

PLEASE NOTE:

THE PURPOSE OF THIS MINOR SUBDIVISION IS TO CREATE THREE (3) - ONE (1) ACRE LOTS TO REPLACE THE THREE (3) - THREE (3) ACRE LOTS ALONG SHEPPARD LANE WHICH WILL BE MERGED INTO PARCEL 25 AND SUBMITTED TO THE AGRICULTURAL EASEMENTS, THE AGRICULTURAL EASEMENT WILL NET 0.6 ACRES ±.

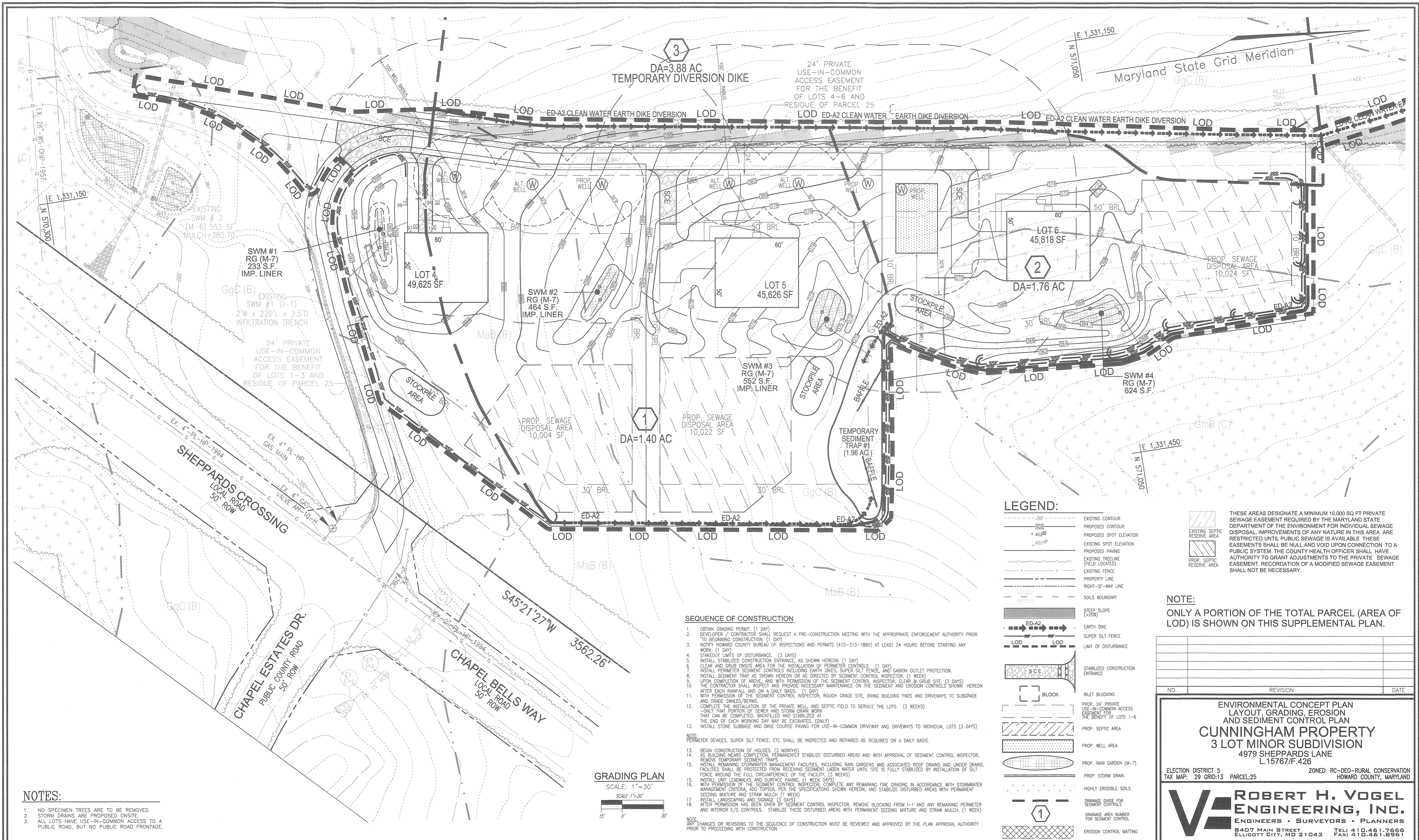
NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
COVER SHEET
CUNNINGHAM PROPERTY
3 LOT MINOR SUBDIVISION
4979 SHEPPARD LANE
L.15767/F.426
 ELECTION DISTRICT 5 ZONED: RC-DEO-RURAL CONSERVATION
 TAX MAP: 29 GRID:13 PARCEL:25 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
 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. (EXPIRES 08-27-2018)
 DESIGN BY: RHV/GAH
 DRAWN BY: GAH
 CHECKED BY: RHV
 DATE: JUNE 2018
 SCALE: AS SHOWN
 W.O. NO.: 14-62
 1 SHEET OF 3

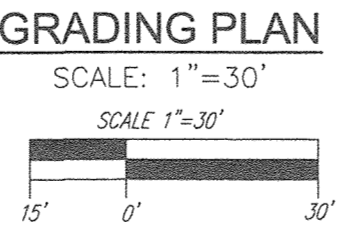
OWNER/DEVELOPER:
 GRATIA FLENA, LLC
 11140 HOMESWOOD ROAD
 ELLICOTT CITY, MD 21042
 PHONE: 443-677-4612



SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT (1 DAY)
- DEVELOPER / CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO BEGINNING CONSTRUCTION (1 DAY)
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410-313-1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK (1 DAY)
- STAKEOUT LIMITS OF DISTURBANCE (3 DAYS)
- INSTALL STABILIZED CONSTRUCTION ENTRANCE, AS SHOWN HEREON (1 DAY)
- CLEAR AND GRUB ON-SITE AREA FOR THE INSTALLATION OF PERIMETER CONTROLS (1 DAY)
- INSTALL PERIMETER SEDIMENT CONTROLS INCLUDING EARTH DIKES, SUPER SILT FENCE, AND GABION OUTLET PROTECTION.
- INSTALL SEDIMENT TRAP AS SHOWN HEREON OR AS DIRECTED BY SEDIMENT CONTROL INSPECTOR (1 WEEK)
- UPON COMPLETION OF ABOVE, AND WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, CLEAR & GRUB SITE (3 DAYS)
- THE CONTRACTOR SHALL INSPECT AND PROVIDE NECESSARY MAINTENANCE ON THE SEDIMENT AND EROSION CONTROLS SHOWN HEREON AFTER EACH RAINFALL AND ON A DAILY BASIS (1 DAY)
- WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, ROUGH GRADE SITE, BRING BUILDING PADS AND DRIVEWAYS TO SUBGRADE AND GRADE SWALES/BERMS.
- COMPLETE THE INSTALLATION OF THE PRIVATE WELL, AND SEPTIC FIELD TO SERVICE THE LOTS (3 WEEKS)
- ONLY THAT PORTION OF SEWER AND STORM DRAIN WORK THAT CAN BE COMPLETED, BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY MAY BE EXCAVATED (DAILY)
- INSTALL STONE SUBBASE AND BASE COURSE PAVING FOR USE-IN-COMMON DRIVEWAY AND DRIVEWAYS TO INDIVIDUAL LOTS (3 DAYS)

- NOTE:**
PERIMETER DEVICES, SUPER SILT FENCE, ETC SHALL BE INSPECTED AND REPAIRED AS REQUIRED ON A DAILY BASIS.
- BEGIN CONSTRUCTION OF HOUSES (3 MONTHS)
 - AS BUILDING NEARS COMPLETION, PERMANENTLY STABILIZE DISTURBED AREAS AND WITH APPROVAL OF SEDIMENT CONTROL INSPECTOR, REMOVE TEMPORARY SEDIMENT TRAPS
 - INSTALL REMAINING STORMWATER MANAGEMENT FACILITIES, INCLUDING RAIN GARDENS AND ASSOCIATED ROOF DRAINS AND UNDER DRAINS. FACILITIES SHALL BE PROTECTED FROM RECEIVING SEDIMENT LADEN WATER UNTIL SITE IS FULLY STABILIZED BY INSTALLATION OF SILT FENCE AROUND THE FULL PERIMETER OF THE FACILITY (3 WEEKS)
 - INSTALL UNIT LEADWALKS AND SURFACE PAVING (1 WEEK DAYS)
 - WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, COMPLETE ANY REMAINING FINE GRADING IN ACCORDANCE WITH STORMWATER MANAGEMENT CRITERIA, AND TOPSOIL PER THE SPECIFICATIONS SHOWN HEREON, AND STABILIZE DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH (1 WEEK)
 - INSTALL LANDSCAPING AND SIGNAGE (3 DAYS)
 - AFTER PERMISSION HAS BEEN GIVEN BY SEDIMENT CONTROL INSPECTOR, REMOVE BLOCKING FROM I-1 AND ANY REMAINING PERIMETER AND INTERIOR E/S CONTROLS. STABILIZE THESE DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH. (1 WEEK)
- NOTE:**
ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION



LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED PAVING
- EXISTING TIE LINE (FIELD LOCATED)
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- STEEP SLOPE (>20%)
- EARTH DIKE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET BLOCKING
- PROP. 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-6
- PROP. SEPTIC AREA
- PROP. WELL AREA
- PROP. RAIN GARDEN (M-7)
- PROP. STORM DRAIN
- HIGHLY ERODIBLE SOILS
- DRAINAGE DITCH FOR SEDIMENT CONTROLS
- DRAINAGE AREA NUMBER FOR SEDIMENT CONTROL
- EROSION CONTROL MATTING

THESE AREAS DESIGNATE A MINIMUM 10,000 SQ FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

NOTE:
ONLY A PORTION OF THE TOTAL PARCEL (AREA OF LOD) IS SHOWN ON THIS SUPPLEMENTAL PLAN.

NO.	REVISION	DATE

- NOTES:**
- NO SPECIMEN TREES ARE TO BE REMOVED.
 - STORM DRAINS ARE PROPOSED ON-SITE.
 - ALL LOTS HAVE USE-IN-COMMON ACCESS TO A PUBLIC ROAD, BUT NO PUBLIC ROAD FRONTAGE.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

MAPPED SOILS TYPES - CLARKSVILLE NW / NE MAP #16 / 17

SYMBOL NAME / DESCRIPTION	GROUP	R-FACTOR	HYDRO	HYDROIC	PRIME FACILAND	C15% SLOPE PROTECTION
GpB GLENELL LOAM, 3 TO 8 PERCENT SLOPES	B	20	NO	NO	YES	NO
GpC GLENELL LOAM, 8 TO 15 PERCENT SLOPES	B	20	NO	NO	YES	NO
GpD GLENELL SILT LOAM, 3 TO 8 PERCENT SLOPES	C	37	NO	YES	YES	YES
UdE MAJOR LOAM, 3 TO 8 PERCENT SLOPES	B	24	NO	NO	YES	NO
UdD MAJOR LOAM, 15 TO 25 PERCENT SLOPES	B	24	NO	NO	NO	YES

TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY *FARMLAND OF STATEWIDE IMPORTANCE

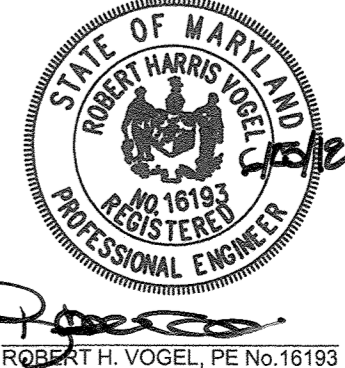
NOTE:
HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR K GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT

OWNER/DEVELOPER:
 GRATA PLANA, LLC
 11140 HOMEWOOD ROAD
 ELLICOTT CITY, MD 21042
 PHONE: 443-677-4612

ENVIRONMENTAL CONCEPT PLAN
 LAYOUT, GRADING, EROSION
 AND SEDIMENT CONTROL PLAN
CUNNINGHAM PROPERTY
 3 LOT MINOR SUBDIVISION
 4979 SHEPPARDS LANE
 L.15767/F.426

ELECTION DISTRICT 5
 TAX MAP: 29 GRID:13 PARCEL:25
 ZONED: RC-DEO-RURAL CONSERVATION
 HOWARD COUNTY, MARYLAND

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DESIGN BY: RHV/GAH
 DRAWN BY: GAH
 CHECKED BY: RHV
 DATE: JUNE 2018
 SCALE: AS SHOWN
 W.O. NO.: 14-62

PROFESSIONAL CERTIFICATE
 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. 16193, EXPIRATION DATE: 09-27-2018

2 SHEET OF 3

