

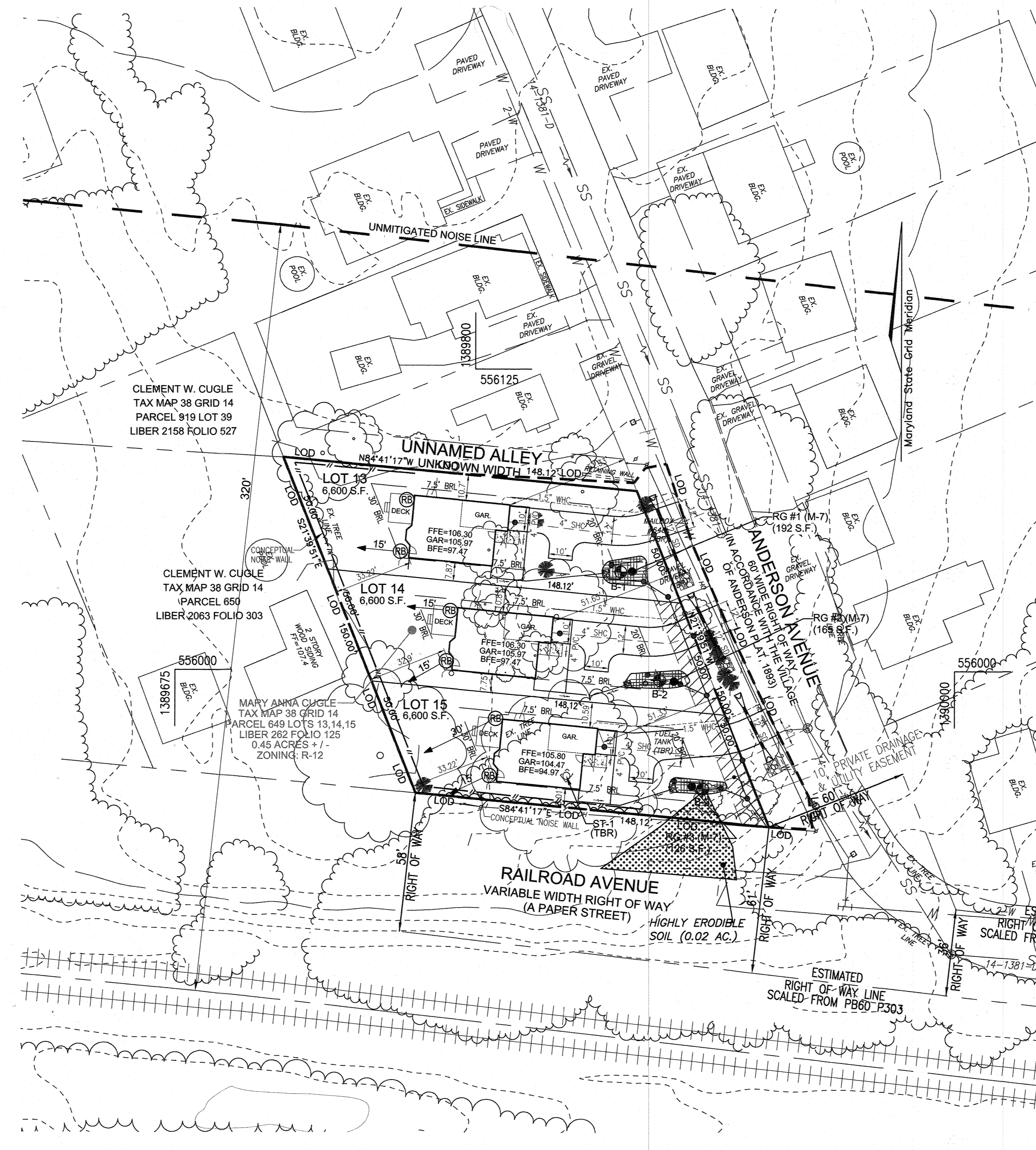
GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE HAVE BEEN APPROVED.
- THIS ENVIRONMENTAL CONCEPT PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES: PS017, CONTRACT 2-W, CONTRACT 14-1381-D, WP-19-026.
- THE EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY BY VOGEL ENGINEERING + TIMMONS GROUP, DATED 04/19/19, AND SUPPLEMENTED BY HOWARD COUNTY GIS.
- THE PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY PERFORMED BY VOGEL ENGINEERING + TIMMONS GROUP, DATED JANUARY 2019.
- 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 STATION 38DA AND 38EA WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED R-12 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 & 48-2008. 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, ALTERNATIVE COMPLIANCE PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - WATER FOR THIS PROJECT SHALL BE FROM AN EXTENSION OF CONTRACT NO. #2-W.
 - SEWER FOR THIS PROJECT SHALL BE FROM THE PROPOSED EXTENSION OF CONTRACT NO. #14-1381-D.
 - WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. ALLOCATIONS WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED ON THE PROPERTY.
- 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.
- THERE ARE NO "FLOODPLAIN" AREAS LOCATED WITHIN THE DEVELOPMENT AREA.
- THERE ARE NO STEEP SLOPES, 25% OR GREATER ON THIS SITE.
- 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, DATED DECEMBER 18, 2019. MR. CANOLES NOTED THAT THE PROPERTY IS CURRENTLY DOMINATED BY OVERGROWN LAWN, SCATTERED LANDSCAPING AND ORNAMENTALS, AND A SINGLE SPECIMEN SIZED TREE, BUT NO FOREST OR ANY OTHER REGULATED ENVIRONMENTAL FEATURES WERE FOUND WITHIN THE LIMITS OF THE DEVELOPMENT AREA FOR THIS PROJECT.
- THE SUBJECT PROPERTY PROJECT IS LESS THAN 40,000 S.F., AND THEREFORE IS NOT SUBJECT TO THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION, INCLUDING THE PROTECTION OF SPECIMEN TREES. A LANDSCAPE PLAN SHALL BE PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AT THE SITE DEVELOPMENT PLAN STAGE.
- THERE ARE 0 S.F. (0.00 AC.) AREA OF WETLANDS PRESENT WITHIN THE DEVELOPMENT AREA PER SITE EVALUATION BY ECO-SCIENCE PROFESSIONALS, INC., JULY 2019.
- THERE ARE 0 S.F. (0.00 AC.) AREA OF OPEN SPACE PRESENT. OPEN SPACE IS NOT REQUIRED FOR A MINOR SUBDIVISION.
- GEOTECHNICAL INVESTIGATIONS SHALL BE COMPLETED AS PART OF THE SITE DEVELOPMENT PLAN SUBMISSION.
- REFERENCE WP-19-026 APPROVED MARCH 07, 2019 TO WAIVE SECTION 16.147 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO NOT REQUIRE RIGHT OF WAY DEDICATION AND ALLOW A RECONFIGURATION OF THE EXISTING 3 LOTS.
 - CONDITIONS OF APPROVAL:
 - AN ADJOINER DEED TO ADJUST/RECONFIGURE LOTS 13, 14 AND 15 (0.45 ACRES) STATED IN THIS REQUEST MUST BE RECORDED WITH THE HOWARD COUNTY LAND RECORDS WITHIN 120 DAYS OF THE DATE OF THIS ALTERNATIVE COMPLIANCE PETITION APPROVAL (ON OR BEFORE JULY 5TH, 2019). THE DEED SHALL REFER TO THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER (WP-19-026). A COPY OF THE RECORDED DEED WITH AN EXHIBIT THAT DISPLAYS THE RECONFIGURED LOTS MUST BE SUBMITTED TO THE DIVISION OF LAND DEVELOPMENT AFTER THE DEED IS RECORDED.
 - APPROVAL OF THIS ALTERNATIVE COMPLIANCE PETITION IS FOR THE STATED 3 LOTS (LOTS 13, 14 AND 15) INCLUDED IN THIS PETITION. THIS APPROVAL DOES NOT GRANT THE PETITIONER/PROPERTY OWNER THE ABILITY TO CREATE ADDITIONAL LOTS.
 - EACH OF THE RECONFIGURED LOTS MUST REMAIN AT 6,600 SF AND MAY NOT BE REDUCED IN SIZE.
 - PRIOR TO THE APPLICATION FOR LAND DEVELOPMENT, THE PETITIONER/PROPERTY OWNER MUST SUBMIT AN ENVIRONMENTAL CONCEPT PLAN TO DEMONSTRATE THAT STORMWATER MANAGEMENT PRACTICES ON THESE LOTS CAN COMPLY WITH THE REGULATIONS AND TO IDENTIFY ALL ENVIRONMENTAL FEATURES ON THE SITE.
 - A SITE DEVELOPMENT PLAN (SDP) WILL BE REQUIRED FOR THE DEVELOPMENT OF THE THREE LOTS, AS PART OF THAT APPLICATION.
 - THE EXISTING HOUSE (6480 ANDERSON AVENUE) MUST BE REMOVED/DEMOLISHED PRIOR TO THE RECORDED OF THE NEW ADJOINER DEED TRANSFER. PHOTOS OF HOUSE REMOVAL MUST BE SUBMITTED TO THIS DIVISION AS PROOF.
- ANDERSON AVENUE IS CLASSIFIED AS A LOCAL ROAD. RAILROAD AVENUE IS AN UNPAVED PUBLIC RIGHT OF WAY. SITE ACCESS SHALL BE VIA PRIVATE DRIVEWAYS FROM ANDERSON AVENUE.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THIS PROJECT IS EXEMPT FROM AN ADEQUATE ROADS FACILITIES TEST STUDY, AS IT IS A RECONFIGURATION OF EXISTING, PREVIOUSLY RECORDED LOTS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, OR CEMETERIES, LOCATED WITHIN THE DEVELOPMENT AREA. THE EXISTING HOUSE LOCATED IN THE SOUTH-EAST CORNER OF THE PROJECT SITE, IS A DESIGNATED HISTORIC STRUCTURE, AND SHALL BE REMOVED/DEMOLISHED AS REQUIRED BY WP-19-026. NO OTHER HISTORIC STRUCTURES EXIST ON SITE.
- STORMWATER MANAGEMENT FOR THE PROJECT SHALL BE PROVIDED BY MEANS OF RAIN GARDENS (M-7), RAIN BARRELS (M-1) AND CREDITS FOR ROOFTOP DISCONNECT, AT THE TIME OF INDIVIDUAL HOUSE CONSTRUCTION.
- SEDIMENT AND EROSION CONTROLS WILL BE PROVIDED FOR THIS SITE BY ON LOT PERIMETER CONTROLS.
- THERE ARE 0.00 AC. OF HIGHLY ERODIBLE SOILS ON THIS SITE.
- DRIVEWAY ACCESS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1 1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE TO INSURE ALL WEATHER USE.
- A PRE-SUBMISSION COMMUNITY MEETING IS NOT REQUIRED FOR CONSTRUCTION OF A HOME ON AN EXISTING LOT.
- MHU'S ARE REQUIRED FOR THIS PROJECT. THE DEVELOPER WILL PAY A FEE-IN-LIEU TO ADDRESS THIS REQUIREMENT.
- DECLARATION OF COVENANTS SHALL BE RECORDED WITH THE SITE DEVELOPMENT PLAN AND SIMULTANEOUSLY WITH THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS. ALL STORMWATER DEVICES SHALL BE PRIVATE. ALL STORMWATER DEVICES SHALL BE LOCATED WITHIN THE PRIVATE LOTS, AND OWNED AND MAINTAINED BY THE HOMEOWNER.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- 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.

ENVIRONMENTAL CONCEPT PLAN

ANDERSON VILLAGE LOTS 13-15

LIBER 262 / FOLIO 125



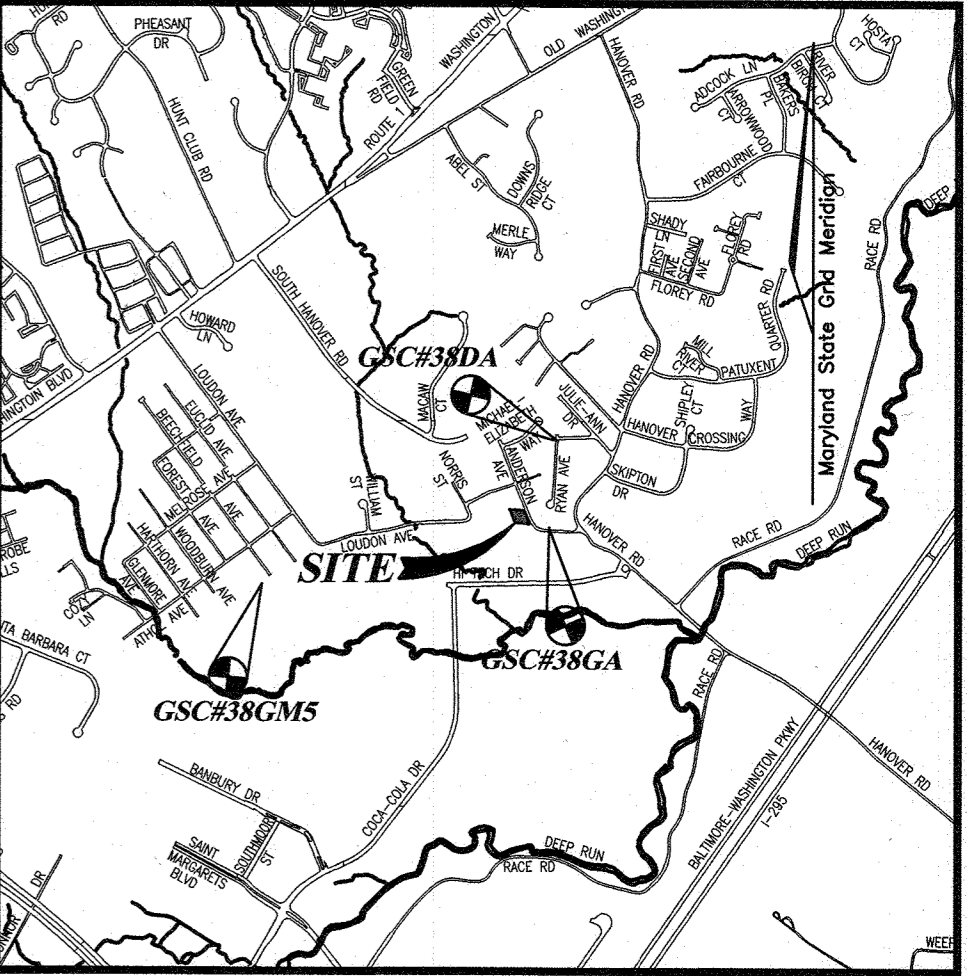
LAYOUT PLAN VIEW
SCALE: 1"=30'

BENCHMARKS

HOWARD COUNTY BENCHMARK 38DA	ELEV.: 126.141'
N 556,796.278 E 1,390,221.54	
HOWARD COUNTY BENCHMARK 38GA	ELEV.: 80.862'
N 555,897.300 E 1,390,132.183	

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET AND LAYOUT PLAN	1 OF 2
GRADING, EROSION AND SEDIMENT CONTROL PLAN, ESDV, DRAINAGE AREA MAP AND DETAILS	2 OF 2



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATES: MAP 35, GRID E-4

SITE DATA

TAX MAP 38, BLOCK 14, PARCEL 649
1ST ELECTION DISTRICT
PRESENT ZONING: R-12 RESIDENTIAL
TOTAL AREA OF PROPERTY: 0.50 AC. (EX. LOTS 13, 14 & 15)
DPZ REFERENCES: WP-19-026
DEED/PLAT REFERENCES: L262 / F.125
PLAT NO. N/A
AREA MANAGED BY ESDV : 22,488 S.F./0.52 AC. (THIS PLAN)
*DEVELOPMENT AREA/LOD EXTENDS OUTSIDE LIMITS OF PARCEL
USE OF PROPOSED STRUCTURES (THIS PLAN):
SINGLE FAMILY RESIDENTIAL
*TOTAL BUILDING COVERAGE WITHIN THE DEVELOPMENT AREA:
2,988 SF (0.686 AC. OR 13.19%)
*PAVED AREA WITHIN THE DEVELOPMENT AREA:
2,805 SF (0.644 AC. OR 12.38%)
LIMIT OF DISTURBED AREA (THIS PLAN): 22,488 S.F. / 0.5163 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 MOE STEEP SLOPES (20% OR GREATER): 0.00 SF / 0.00 AC.
*AREA OF ERODIBLE SOILS: 1096 SF / 0.02 AC.
*IMPERVIOUS AREA : 5,803 S.F. (0.1332 AC. OR 25.80%)
*GREEN/OPEN AREA : 16,685 S.F. (0.383 AC. OR 74.20%)
NOTE *WITHIN LIMITS OF DEVELOPMENT AREA ONLY

SWM TEST PIT RESULTS:

TEST PITS WERE EXCAVATED, OBSERVED AND CERTIFIED BY VOGEL ENGINEERING + TIMMONS GROUP ON JULY 24, 2019.

B-1: 8' DEEP, NO ROCK OR WATER ENCOUNTERED
B-2: 9' DEEP, NO ROCK OR WATER ENCOUNTERED
B-3: 8' DEEP, NO ROCK OR WATER ENCOUNTERED

*PHOTOS UPLOADED TO PDX

SPECIMEN TREE CHART

KEY	SPECIES	SIZE	CRZ	CONDITION	COMMENTS
1	RED CEDAR	40"	60"	GOOD	TO BE REMOVED

* A REQUEST FOR ALTERNATIVE COMPLIANCE WILL BE SUBMITTED AT SDP STAGE, IF REQUIRED.

OWNER/DEVELOPER
MAIN STREET BUILDERS
C/O JOSEPH SNODGRASS
5705 LANDING ROAD
ELK RIDGE, MARYLAND 21075
(410) 796-2003

ENVIRONMENTAL SITE DESIGN NARRATIVE:

- IN ACCORDANCE WITH THE DEVELOPMENT ENGINEERING DIVISION ECP CHECKLIST ITEM III.K.
- THE NATURAL AREAS ON THE PROJECT SITE ARE LOCATED TOWARD THE PROJECT BOUNDARIES. THERE ARE NO STREAMS, FOREST, STEEP SLOPES, WETLANDS OR THEIR BUFFERS ON SITE AND NO DISTURBANCE TO ANY SUCH NATURAL FEATURES IS PROPOSED.
 - NO DISTURBANCE TO THE NATURAL DRAINAGE PATTERNS IS PROPOSED.
 - THE CONCEPTUAL REDUCTION IN IMPERVIOUS AREA THROUGH BETTER SITE DESIGN IS ACHIEVED THROUGH THE ENVIRONMENTAL SITE DESIGN (ESD) FOR THE PROJECT. THE ESD CONCEPT INCLUDES THE USE OF MICRO-SCALE PRACTICES TO INCLUDE RAIN GARDEN FACILITIES (M-7), RAIN BARRELS (M-1) AND CREDITS FOR ROOFTOP DISCONNECT.
 - SEDIMENT CONTROL FOR THIS SPECIFIC SITE PLAN WILL BE PROVIDED THROUGH THE USE OF PERIMETER CONTROLS INCLUDING DIVERSION FENCE, SUPER SILT FENCE, EARTH DIKE AND TEMPORARY OUTLET STRUCTURES. SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH CURRENT REQUIREMENTS AND SHALL BE APPROVED BY THE HOWARD COUNTY CONSERVATION DISTRICT.
 - STORMWATER MANAGEMENT FOR THE PROJECT HAS BEEN CONCEPTUALLY MET THROUGH THE USE OF 3-RAIN GARDEN FACILITIES (M-7) AND 6 RAIN BARRELS (M-1) AS WELL AS CREDITS FOR ROOFTOP DISCONNECT. THE RESULTS OF THE ENVIRONMENTAL SITE DESIGN FOR THIS PROJECT WILL REFLECT "WOODS IN GOOD CONDITION".
- TARGET PE = 1.60" PROVIDED PE = 1.6"
TARGET ESDv = 867 CU.FT. PROVIDED = 869 CU.FT.
6. AT THIS CONCEPT STAGE OF DEVELOPMENT, NO WAIVER PETITIONS FOR THE STORMWATER MANAGEMENT DESIGN ARE REQUIRED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert H. Vogel 12/23/20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert H. Vogel 12/23/20
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

ENVIRONMENTAL CONCEPT PLAN
COVER SHEET AND LAYOUT PLAN

ANDERSON VILLAGE LOTS 13-15
6480 ANDERSON AVENUE
LIBER 262 / FOLIO 125

TAX MAP 38, BLOCK 14
1ST ELECTION DISTRICT

ZONED: R-12
PARCEL 649
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING
TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

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: 08-27-2025.

DESIGN BY: GAH
DRAWN BY: GAH
CHECKED BY: RHV
DATE: JUNE 2020
SCALE: AS SHOWN
W.O. NO.: 04-33

1 SHEET OF 2

