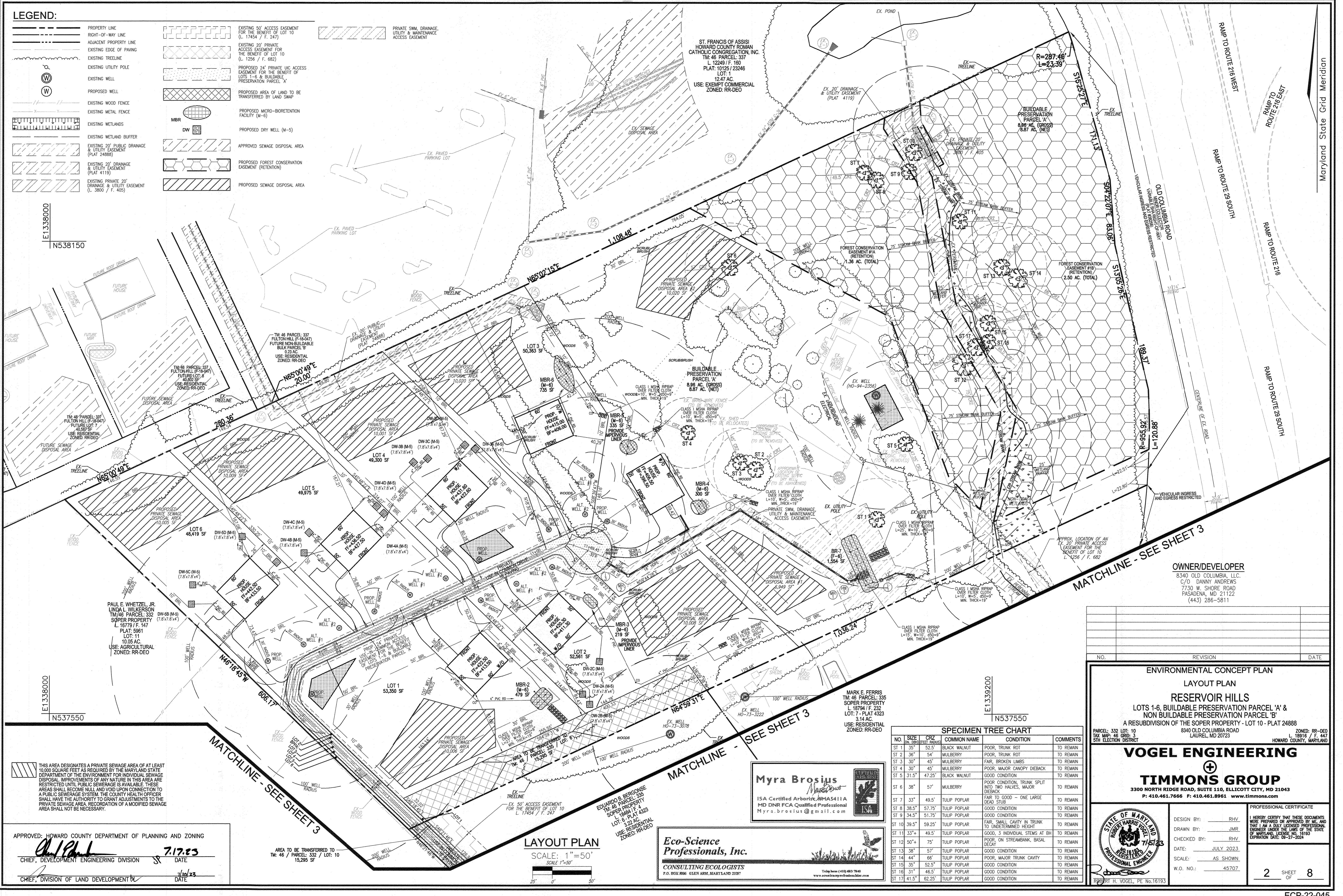


LEGEND:

	PROPERTY LINE		EXISTING 50' ACCESS EASEMENT FOR THE BENEFIT OF LOT 10 (L. 17454 / F. 247)		PRIVATE SEWER DRAINAGE, UTILITY & MAINTENANCE ACCESS EASEMENT
	RIGHT-OF-WAY LINE		EXISTING 20' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 10 (L. 1256 / F. 682)		PROPOSED 24' PRIVATE UIC ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-6 & BUILDABLE PRESERVATION PARCEL 'A'
	ADJACENT PROPERTY LINE		PROPOSED AREA OF LAND TO BE TRANSFERRED BY LAND SWAP		PROPOSED MICRO-BIOREMEDIATION FACILITY (M-6)
	EXISTING EDGE OF PAVING		PROPOSED DRY WELL (M-5)		APPROVED SEWAGE DISPOSAL AREA
	EXISTING TREELINE		PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)		PROPOSED SEWAGE DISPOSAL AREA
	EXISTING UTILITY POLE				
	EXISTING WELL				
	PROPOSED WELL				
	EXISTING WOOD FENCE				
	EXISTING METAL FENCE				
	EXISTING WETLANDS				
	EXISTING WETLAND BUFFER				
	EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT (PLAT 24888)				
	EXISTING 20' DRAINAGE & UTILITY EASEMENT (PLAT 4119)				
	EXISTING PRIVATE 20' DRAINAGE & UTILITY EASEMENT (L. 3800 / F. 405)				



E1338000
N538150

E1338000
N537550

THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 7.17.23
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE 7/10/23

AREA TO BE TRANSFERRED TO
 TM 46 / PARCEL: 332 / LOT: 10
 15,295 SF

LAYOUT PLAN
 SCALE: 1" = 50'

EDUARDO S. BERGONZE
 TM 46 PARCEL 332
 SUPER PROPERTY
 L. 18794 / F. 4
 LOT 6 - PLAT 4323
 3.22 AC.
 USE: RESIDENTIAL
 ZONED: RR-DEO

Myra Brosius
 ISA Certified Arborist
 MD DNR FCA Qualified Professional
 Myra.brosius@gmail.com

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 CONSULTING ECOLOGISTS
 P.O. BOX 806 GLEN ARM, MARYLAND 21087
 Tel: 410-663-7840
 www.ecosciencesolutions.com

SPECIMEN TREE CHART

NO.	SIZE	CRZ	COMMON NAME	CONDITION	COMMENTS
ST 1	35"	52.5'	BLACK WALNUT	POOR, TRUNK ROT	TO REMAIN
ST 2	36"	54'	MULBERRY	POOR, TRUNK ROT	TO REMAIN
ST 3	30"	45'	MULBERRY	FAIR, BROKEN LIMBS	TO REMAIN
ST 4	30"	45'	MULBERRY	POOR, MAJOR CANOPY DIEBACK	TO REMAIN
ST 5	31.5"	47.25'	BLACK WALNUT	GOOD CONDITION	TO REMAIN
ST 6	38"	57'	MULBERRY	POOR CONDITION, TRUNK SPLIT INTO TWO HALVES, MAJOR DIEBACK	TO REMAIN
ST 7	33"	49.5'	TULIP POPLAR	FAIR TO GOOD - ONE LARGE DEAD STUB	TO REMAIN
ST 8	38.5"	57.75'	TULIP POPLAR	GOOD CONDITION	TO REMAIN
ST 9	34.5"	51.75'	TULIP POPLAR	GOOD CONDITION	TO REMAIN
ST 10	39.5"	59.25'	TULIP POPLAR	FAIR, SMALL CAVITY IN TRUNK TO UNDETERMINED HEIGHT	TO REMAIN
ST 11	33"	49.5'	TULIP POPLAR	GOOD, 3 INDIVIDUAL STEMS AT BH	TO REMAIN
ST 12	50"	75'	TULIP POPLAR	POOR, ON STREAMBANK, BASAL DECAY	TO REMAIN
ST 13	38"	57'	TULIP POPLAR	GOOD CONDITION	TO REMAIN
ST 14	44"	66'	TULIP POPLAR	POOR, MAJOR TRUNK CAVITY	TO REMAIN
ST 15	35"	52.5'	TULIP POPLAR	GOOD CONDITION	TO REMAIN
ST 16	31"	46.5'	TULIP POPLAR	GOOD CONDITION	TO REMAIN
ST 17	41.5"	62.25'	TULIP POPLAR	GOOD CONDITION	TO REMAIN

OWNER/DEVELOPER
 8340 OLD COLUMBIA, LLC.
 C/O DANNY ANDREWS
 7730 W. SHORE ROAD
 PASADENA, MD 21122
 (443) 286-5811

NO.	REVISION	DATE

ENVIRONMENTAL CONCEPT PLAN
LAYOUT PLAN
RESERVOIR HILLS
 LOTS 1-6, BUILDABLE PRESERVATION PARCEL 'A' & NON BUILDABLE PRESERVATION PARCEL 'B'
 A RESUBDIVISION OF THE SOPER PROPERTY - LOT 10 - PLAT 24888
 PARCEL: 332 LOT: 10
 EX MAP: 46 GRD: 3
 5TH ELECTION DISTRICT
 8340 OLD COLUMBIA ROAD
 LAUREL, MD 20723
 ZONED: RR-DEO
 L. 18916 / F. 447
 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
 DESIGN BY: RHW
 DRAWN BY: JMR
 CHECKED BY: RHW
 DATE: JULY 2023
 SCALE: AS SHOWN
 W.O. NO.: 45707

 ROBERT H. VOGEL, PE No. 16193
 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: 09-27-2024
2 SHEET OF **8**