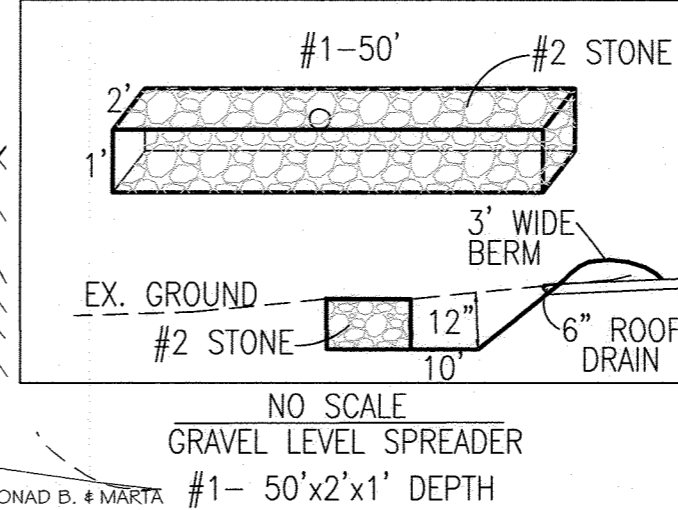


SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
OcC	OCOQUAN LOAM	B	NO	0.37	0-15%
OcB	OCOQUAN LOAM	B	NO	0.37	3-8%
BrD	BRINKLOW CHANNERY LOAM	C	NO	0.20	15-25%
GnB	GLENVILLE BAILE SILT LOAM	C	NO	0.43	0-8%
5B	GLENVILLE SILT LOAM	CD	NO	0.37	3-8%
109E	HYATTSTOWN CHANNERY SILT	D	NO	0.24	25-45%
9B	LINGANORE HYATTSTOWN SILT	C	NO	0.24	3-8%

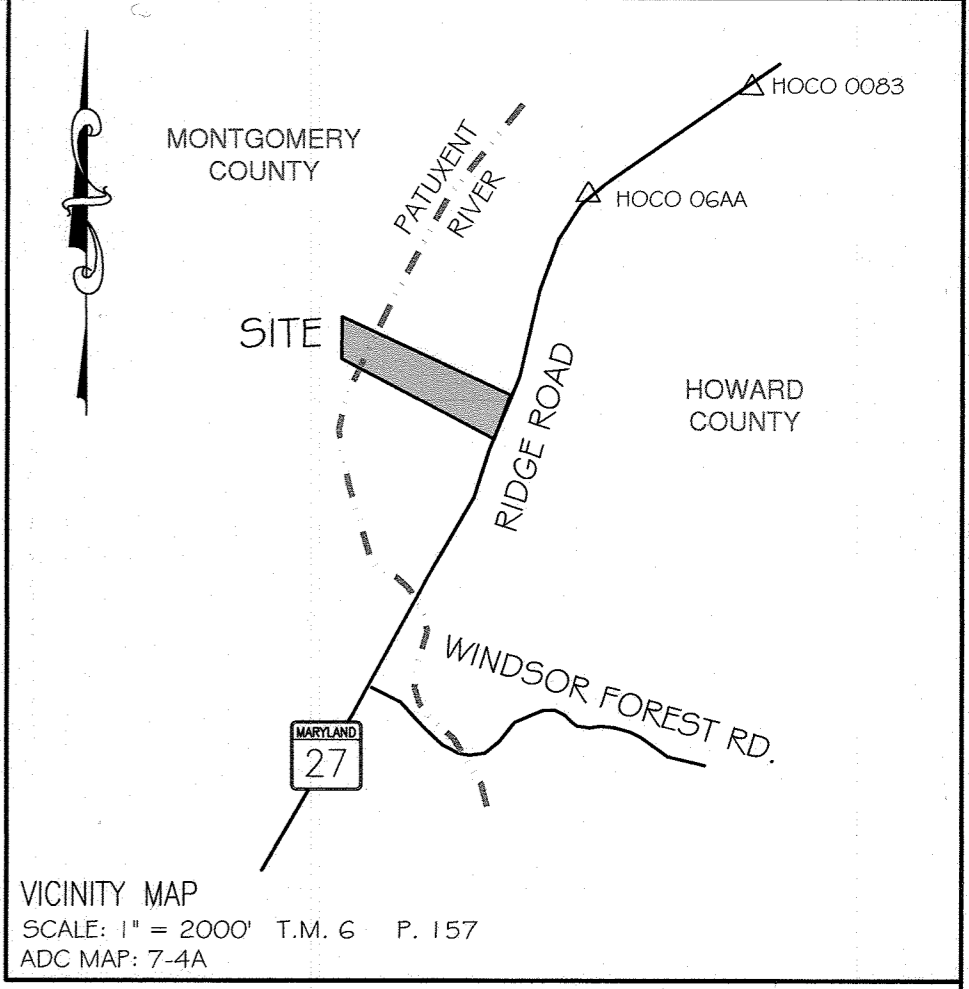
SITE ANALYSIS DATA SHEET		AC
PROPOSED SITE USE	RESIDENTIAL	
WETLANDS	0.00	
FLOODPLAIN	0.56	
EXISTING FORESTS	1.78	
STEEP SLOPES (15-24%)	0.48	
STEEP SLOPES (25% OR GREATER)	0.79	
TOTAL PROJECT AREA	6.3412	
LOD AREA	1.67	
GREEN OPEN SPACE AREA	0.00	
EX IMPERVIOUS AREA	0.188	
PROP IMPERVIOUS AREA	0.42	
HIGHLY ERODIBLE SOILS IN PROJECT AREA	1.20	

SWM PRACTICE CHART			
Lot Number	ADDRESS	DISCONNECTION OF NON-ROOFTOP RUNOFF	SHEETFLOW TO CONSERVATION AREAS
		N-2	N-3
		(Y/N)	(Y/N)
Lot 1	1194 Ridge Road	Y	N
Lot 2	1194 Ridge Road	Y	Y



LEGEND

- PROPOSED SEPTIC SYSTEM
- SILT FENCE
- LIMIT OF DISTURBANCE
- (PASSED) PERCOLATION TEST SITE
- (FAILED) PERCOLATION TEST SITE
- SAND MOUND TEST SITE
- EXISTING TREE LINE
- DRIVEWAY PAVEMENT
- N-2 NON ROOFTOP DISCONNECTION
- => 25% SLOPE AREA
- 15-24% SLOPE AREA
- EX. DRIVEWAY TO BE REMOVED
- HOWARD COUNTY GEODETIC COORDINATES
- SOIL TYPE
- SOIL LINE
- SPECIMEN TREE



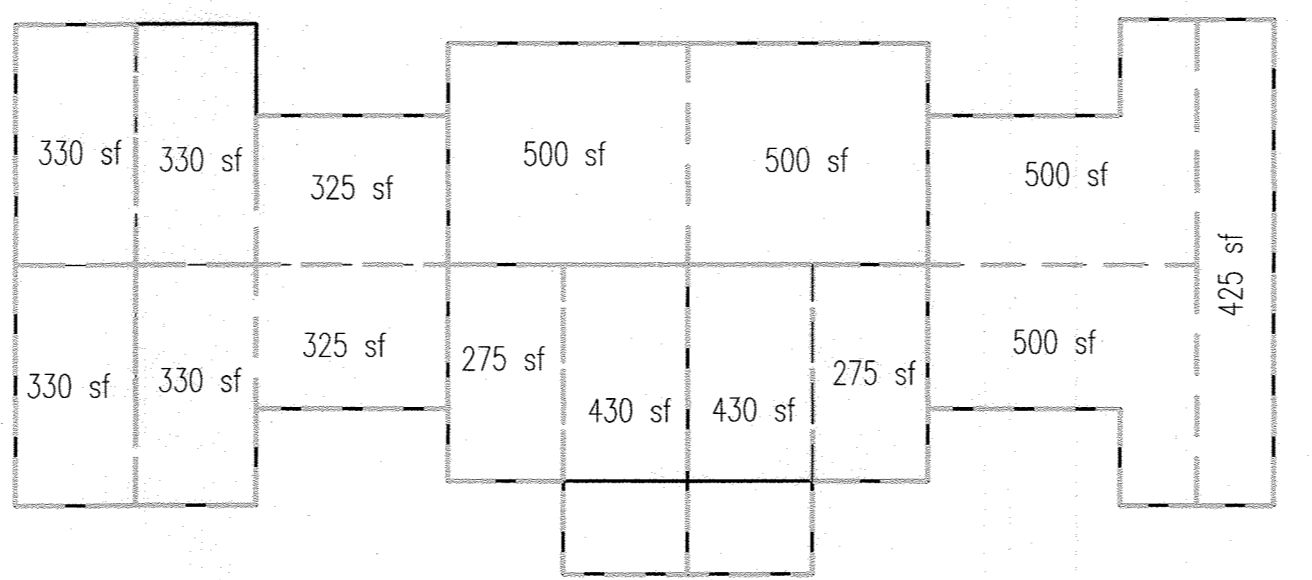
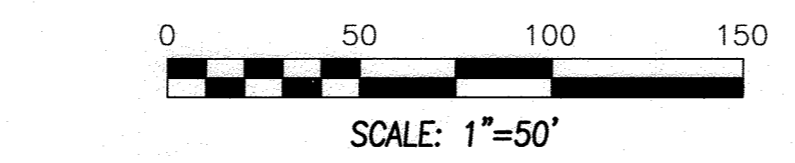
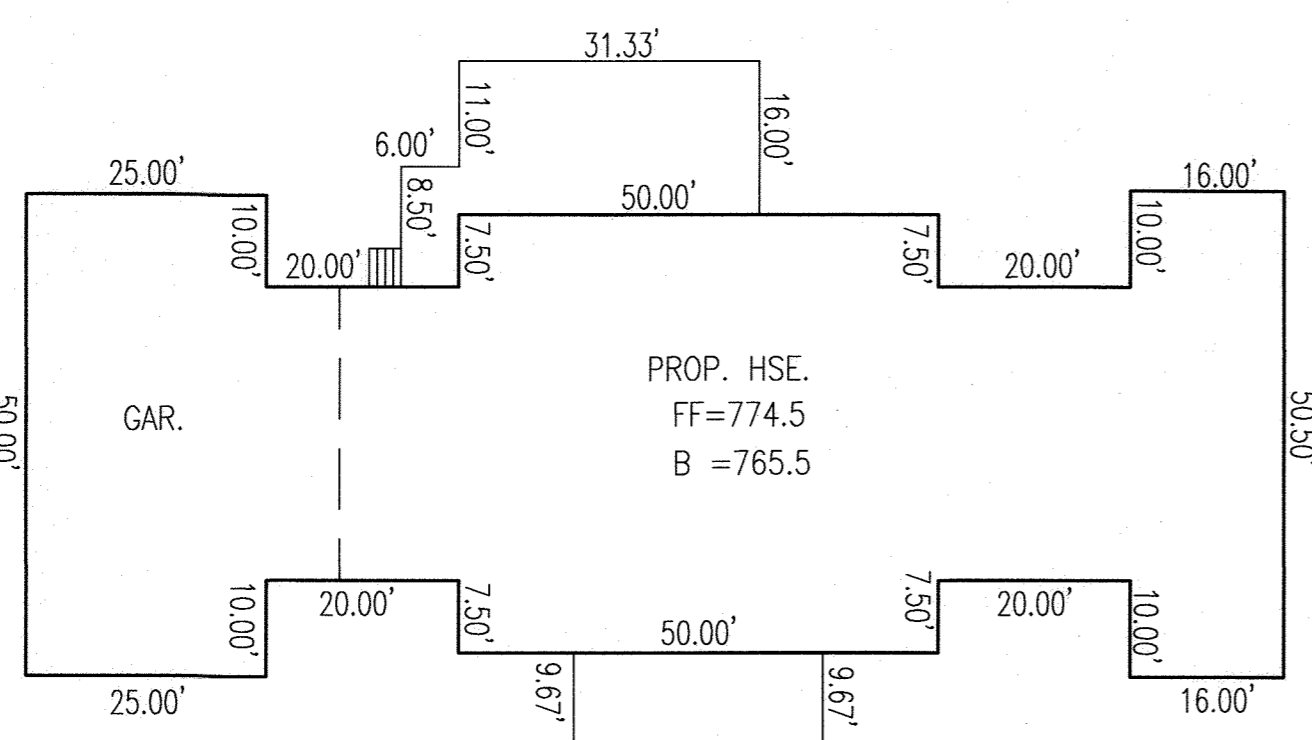
- GENERAL NOTES:**
- OWNER: JOHN MICHAELSEN
DEED REFERENCE: LIBER 17554 AT FOLIO 6
DATE: MARCH 29, 2017
GRANTOR: DAVID L. MICHAELSEN, JOHN MICHAELSEN
 - TAX MAP: 06 GRID: 01 PARCEL: 157
 - NEAREST POTABLE WATER SUPPLY: MT. AIRY DISTANCE: 2 MILES ±
 - THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240270010D (HOWARD COUNTY) AND IN ZONE A AS PER COMMUNITY PANEL NO. 240270000D (MONTGOMERY COUNTY), EFFECTIVE DATE 11/6/13.
 - TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD & MONTGOMERY COUNTIES, SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY ON APRIL 05TH 2017 WITH 1 FOOT CONTOURS WITHIN AREA SHOWN BY VANMAR ASSOCIATES, INC. VERTICAL DATUM IS NAVD83.
 - THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83/91) PER HOWARD COUNTY SURVEY CONTROL STATIONS. 0084 N 611026.235 E 1260095.014 0083 N 611704.846 E 1262007.525 DISTANCE SHOWN HEREON ARE GROUND DISTANCES.
 - THE EXISTING WELLS SHOWN ON THIS PLAN HAVE BEEN FIELD LOCATED BY VANMAR ASSOCIATES OR TAKEN FROM AVAILABLE RECORDS AND ACCURATELY SHOWN.
 - SOIL TYPE: BRINKLOW (BrD), GLENVILLE (GnB), OCB/OCC (OCOQUAN) FROM HOWARD COUNTY SOILS MAP GRID NO. 345
 - GLENVILLE (5B) HYATTSTOWN (109B,9B) FROM MONTGOMERY COUNTY SOILS MAP.
 - ZONING DISTRICT: RC-DEO
 - THE WELL MUST BE DRILLED PRIOR TO HEALTH DEPARTMENT APPROVAL OF THE BUILDING PERMIT. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAN SUBMISSION. IT WILL NOT BE CONSIDERED GOVERNMENT DELAY IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAN.
 - 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 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 GRADING PERMIT STAGES.
 - ENVIRONMENTAL FEATURES EXIST INCLUDING STREAM, STREAM BUFFER, STEEP SLOPE AND WOODS/FOREST WITHIN THE PROPERTY BUT ONLY WOODS/FOREST EXIST WITHIN THE LOD.
 - PROPOSED SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION AS PER SEC.16.1202(d)(viii), A MINOR SUBDIVISION WITH NO FURTHER SUBDIVISION POTENTIAL.
 - NO SPECIMEN TREES ARE PROPOSED FOR REMOVAL.
 - THE PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
 - NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
 - THE USE-IN-COMMON DRIVEWAY WILL SERVE TWO (2) HOUSES LOCATED ON THE MICHAELSEN PROPERTY, LOT 1 & 2.
 - THE ALTERNATIVE COMPLIANCE TO SECTION 16.120(b)(4)(iii) AND 106.00(b)(6)(ii) WILL BE SUBMITTED AT FINAL STAGE (SDP).

SWM Treatment Site Design Summary

Practice	Area Treated (SF)	Area Treated (AC)	Impervious (SF)	Rev Required (Cft)	Rev Provided (Cft)	ESDv Required (ft³)	ESDv Provided (ft³)
Michaelsen Property, Lot 1 & 2	18,358	0.42	18,358	312	312	1,453	1,453
N-2 Non Rooftop Disconnection	12,553	0.29	12,553	213	213	994	994
N-3 Sheetflow to conservation Area (50' Level Spreader)	2,895	0.07	2,895	49	49	229	229
N-3 Sheetflow to conservation Area (50' Level Spreader)	2,910	0.07	2,910	49	49	230	230
PE Provided	1.00	Inch	Total ESDv Provided	1,453	1,453		
PE Required	1	Inch	ESDv Required	1,453			

House rooftop divided into two portion to diffuse the flow and meet the Rev requirements. Grass Shoulder @5% max slope will meet the Rev requirement for Driveway and Side Walk.

2895 SF (FRONT PORTION OF THE HOUSE)
2910 SF (REAR PORTION OF THE HOUSE)



APPROVED

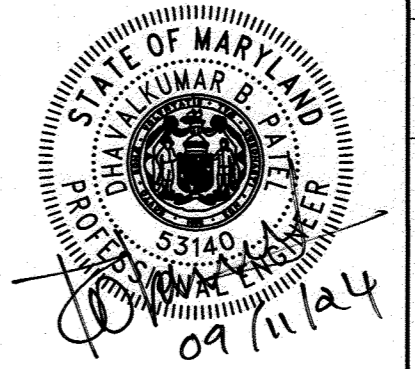
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT *[Signature]* DATE: 9/16/24

CHIEF, DEVELOPMENT ENGINEERING DIVISION *[Signature]* DATE: 9/19/24

- NOTE:**
- THE AREA RESERVED FOR SAND MOUND SYSTEMS MUST BE PROTECTED FROM DISTURBANCE PRIOR TO SYSTEM CONSTRUCTION. DISTURBANCE OF ANY KIND MAY RENDER THE AREA UNSUITABLE FOR SEWAGE DISPOSAL WHICH MAY IN TURN CAUSE THE LOT TO BE DEEMED NON-BUILDABLE.
 - THE SAND MOUND AREA MUST BE STAKED AND A 25 FOOT SETBACK FROM THE MOUND AREA TO THE BUILDING FOOTPRINT MUST BE VERIFIED BEFORE BUILDING PERMIT APPROVAL.
 - MAXIMUM No. BEDROOMS: 4
 - THE FIRST SYSTEM WILL REQUIRE 1.2 gpd/sq.ft. GRADE OF SAND. SOURCE OF SAND TO BE VERIFIED.

OWNERS:
JOHN MICHAELSEN
1194 RIDGE ROAD
MOUNT AIRY, MD. 21771
301-467-6902



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. 33140, Expiration Date: 06/05/25

MINIMUM LOT AREA TABULATION

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE	PUBLIC USE DEDICATION	25% SLOPES
*1	2.70 AC ±	0.00 AC ±	2.70 AC ±	0.30 AC ±	0.26 AC ±
**2	3.015 AC ±	0.115 AC ±	2.90 AC ±	0.013 AC ±	0.26 AC ±

* LOT 1 AREA IS 3 ACRES INCLUDING 0.30 (10%) ACRE DEDICATED TO PUBLIC USE.
** LOT 2 HOWARD COUNTY GROSS AREA IS 3.015 AC AND MONTGOMERY COUNTY GROSS AREA IS 0.91 AC.

DATE	REVISIONS
11/02/23	HOUSE LAYOUT
04/10/24	COUNTY COMMENTS

ENVIRONMENTAL CONCEPT PLAN

LOTS 1 & 2
MICHAELSEN PROPERTY
LIBER 17544 AT FOLIO 6
1194 RIDGE ROAD, HOWARD COUNTY, MARYLAND

TAX MAP: 6
GRID NO: 1
PARCEL NO: 157

ELECTION DISTRICT: FOURTH
HOWARD COUNTY, MARYLAND
EX. ZONING: RC-DEO

SCALE: AS SHOWN
DATE: JANUARY, 2023
SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
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(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown