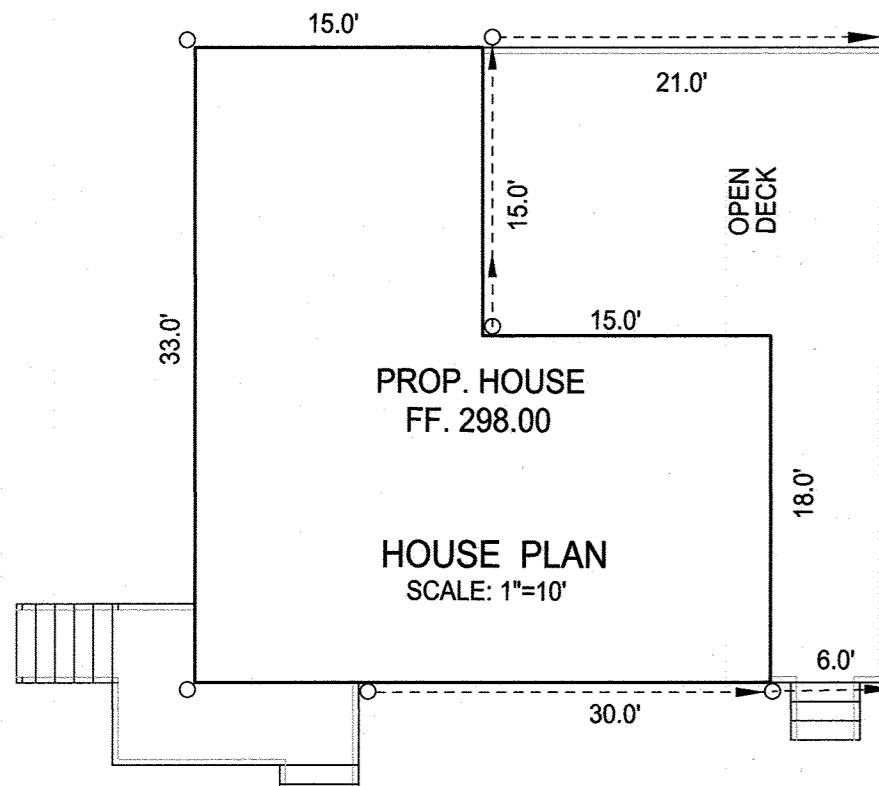
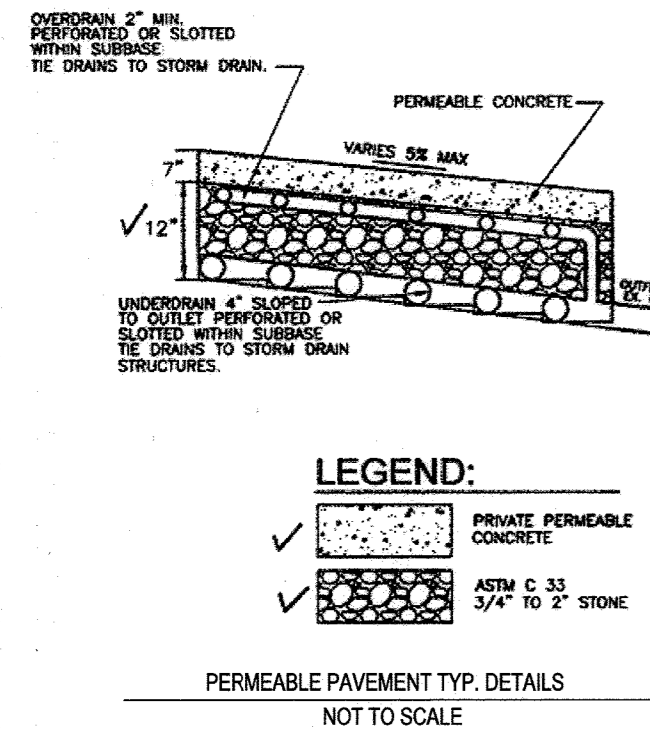


LEGEND

PROPOSED SDA	[Hatched Box]
SILT FENCE	SF — SF — SF
SUPER SILT FENCE	SSF — SSF — SSF
DIVERSION FENCE	DF — DF — DF
LIMIT OF DISTURBANCE	LOD
PROPOSED HOUSE SITE:	[Square]
EXISTING TREELINE	[Dashed Line]
PROPOSED TREELINE	[Solid Line]
SOIL LINE	[Dotted Line]
STABILIZED CONSTRUCTION ENTRANCE	[Box with 'SCE']
25% OR GREATER SLOPES	[Dark Gray Box]
15%-25% SLOPES	[Medium Gray Box]
PERMEABLE PAVEMENT	[Light Gray Box]
75' STREAM BUFFER	[Dashed Line]
GRASS SHOULDER	[White Box]
DRYWELL	[Circle]



SWM PRACTICE CHART

Lot Number	ADDRESS	PERMEABLE PAVEMENT	Non-Rooftop Disconnection	Drywell
VIKING RESIDENTIAL SERVICES, INC.		A-2	N-2	M-5
PARCEL 323	4379 COLLEGE AVENUE	(Y/N)	(Y/N)	(Y/N)

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

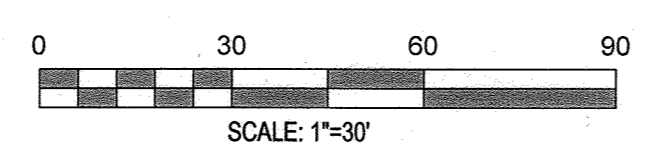
[Signature] 7-29-24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/25/24
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

BENCH MARKS

#1 MAG SPIKE+WASHER
 N. 578786.559
 E. 1372294.306
 EL = 383.82

#2 CONC. MONUMENT
 N. 575987.759
 E. 1375729.958
 EL = 376.088



SOIL LEGEND

MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC COMPONENTS	Kw	SLOPE
GcB	GLADSTONE LEGORE COMPLEX	A	NO	0.28	3-8%
LrF	LEGORE RELAY LOAMS	C	NO	0.37	25-65%
WcB	WATCHUNG SILT LOAM	C/D	NO	0.43	3-8%
LrD	LEGORE RELAY LOAMS	C	NO	0.37	15-25%

NOTE: BASED ON USDA NRCS WEB SOIL SURFACE

SWM Treatment Site Design Summary

Practice	Area Treated (SF)	Impervious (Acres)	Rev. Treated (SF)	Rev. Required (Ct)	Rev. Provided (Ct)	ESDv (R/Reg)	ESDv provided (R)
College Avenue	19,976	0.48	4045	59	59	387	387
A-2 Permeable Pavement	625	0.01	625	2	2	50	100
N-2 Non Rooftop Disconnection	2,240	0.05	2240	7	7	179	177
M-5 Drywell	626	0.02	626	3	3	75	193
Total	3,801	0.09	2895	59	59	387	470

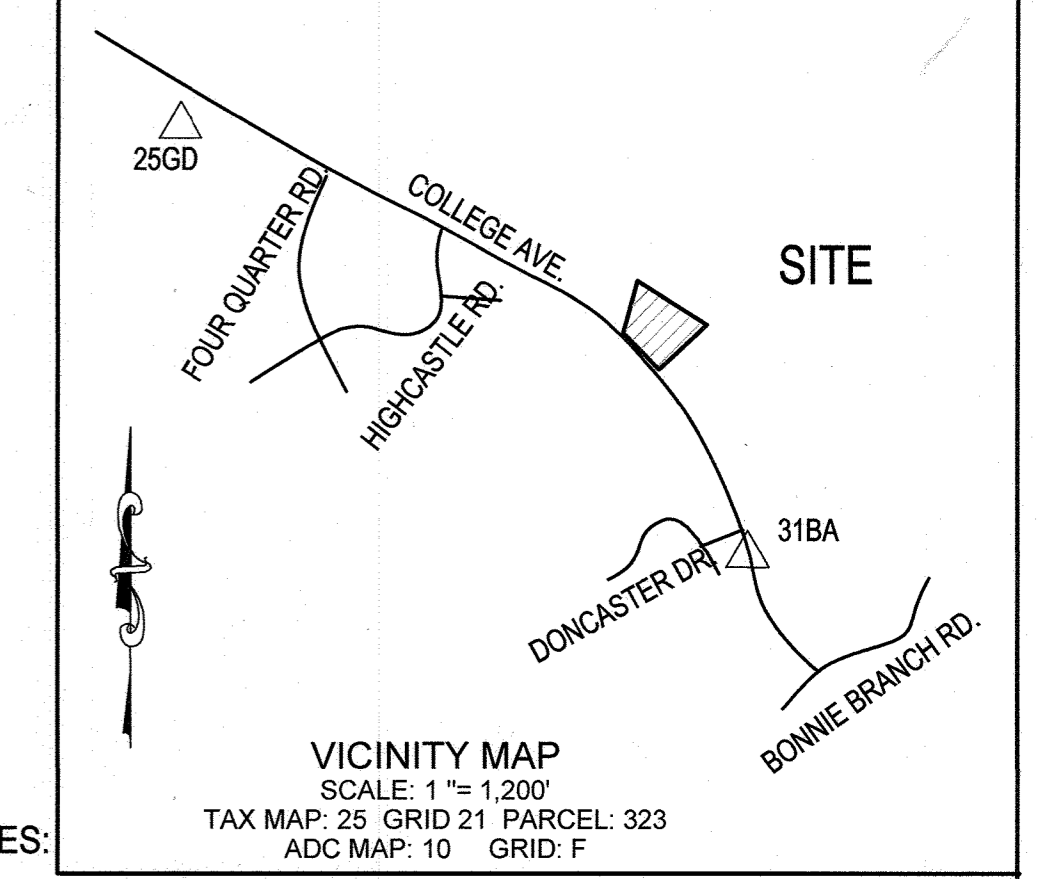
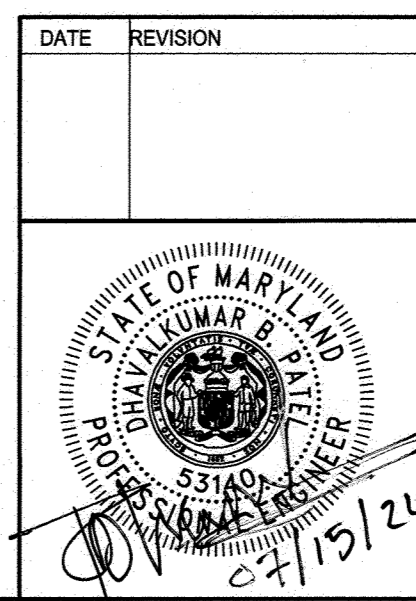
TOTAL ESDv Provided: 387
 TOTAL ESDv Required: 470

Where: ESDv = 470 R
 Provided Pe = 1.22
 Rv = 0.232
 R = 1.00
 E.L.O.D. = 19,976 R

House rooftop will be treated via Drywell, which met the Rev requirements.
 Driveway will be treated Max 5% slope Grass Shoulder, which will met the Rev requirements.

OWNER:
 VIKING RESIDENTIAL SERVICES, INC.
 915 WINDRIVER DRIVE
 SYKESVILLE, MD. 21782
 410-977-2188

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. 53140, Expiration Date: 06-06-25.



- GENERAL NOTES:**
- OWNER: VIKING RESIDENTIAL SERVICES, INC. DEED REFERENCE: LIBER 21958 FOLIO 364 DATE: APRIL 12, 2023 GRANTOR: THE REDEMPTORISTS
 - TAX MAP: 25 GRID: 21 PARCEL: 323
 - TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOCIATES, INC. CONTOUR INTERVAL IS 2 FEET. VERTICAL DATUM IS NAVD88.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24027C0160D, EFFECTIVE ON NOVEMBER 06, 2013.
 - THE BASIS OF BEARINGS FOR THIS PLAN IS THE MARYLAND COORDINATE SYSTEM (NAD83) PER HOWARD COUNTY SURVEY CONTROL STATION LOCATIONS BY VANMAR ASSOCIATES, INC. ARE GROUND DISTANCES. 318A N 575987.759 E 1375729.958 25GD N 578786.559 E 1372294.306
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS UNLESS OTHERWISE SHOWN HEREON.
 - SOIL TYPE: LEGORE-RELAY (LrF, LrD), GLADSTONE COMPLEX (GcB), WATCHUNG SILT LOAM (WcB) HOWARD COUNTY SOILS MAP.
 - THE SUBJECT PROPERTY IS ZONED R-ED IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
 - 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 SIMPLIFIED ECP PLAN DOES NOT CONSTITUTE ANY APPROVALS OF SUBSEQUENT SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS TO APPROVED SDP PLANS, FOREST CONSERVATION PLANS AND GRADING OR BUILDING PERMITS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS THAT MAY ALTER THE SITE DESIGN, HOUSE OR STRUCTURE LOCATION, DRIVEWAY LOCATION, GRADING, TREE CLEARING AND/OR OTHER REQUIREMENTS AS THE DEVELOPMENT PLAN PROGRESSES THROUGH THE PLAN REVIEW AND/OR PERMIT APPLICATION PROCESS IN ACCORDANCE WITH THE SUBDIVISION, LAND DEVELOPMENT AND ZONING REGULATIONS AND THE FOREST CONSERVATION REQUIREMENTS.
 - THERE ARE STREAM, STREAM BUFFER, FOREST AND STEEP SLOPES LOCATED ON THE SITE AS DETERMINED DURING A FIELD INVESTIGATION PERFORMED BY VANMAR ASSOCIATES, INC. AUGUST 2023.
 - DISTURBED AREA (LOD) = 19,976 SF
 - THE SITE DOES NOT DRAIN INTO THE TIBER WATERSHED AND IT IS VERIFIED BY VANMAR ASSOCIATES INC.
 - THE PROPOSED SITE IS LOCATED WITHIN METROPOLITAN DISTRICT.
 - AN ALTERNATIVE COMPLIANCE TO SECTION 16.116(b) WILL BE PROVIDED AT SITE DEVELOPMENT PLAN REVIEW STAGE FOR STEEP SLOPE DISTURBANCE. THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT FOR PUBLIC WATER AND SEWER. THERE IS NO PUBLIC SANITARY SEWER ALONG THE PROPERTY FRONTAGE. A WAIVER TO SECTION 3.802 REQUIRING CONNECTION TO PUBLIC SANITARY SEWER WAS PROVIDED WITH THE HEALTH DEPARTMENT APPROVAL OF A PERCOLATION CERTIFICATION PLAN FOR AN ONSITE SEWAGE DISPOSAL SYSTEM.

SITE ANALYSIS DATA SHEET

PROPOSED SITE USE	ACRES
RESIDENTIAL	0.00
WETLANDS	0.00
WETLANDS BUFFER	0.00
FLOODPLAIN	0.00
FORESTS	2.92
STEEP SLOPES (15-24%)	1.00
STEEP SLOPES (25% OR GREATER)	1.74
TOTAL PROJECT AREA	3.60
LOD AREA	0.46
GREEN OPEN SPACE AREA	0.00
EX. IMPERVIOUS AREA	0.00
PROP. IMPERVIOUS AREA	0.13
HIGHLY ERODIBLE SOILS IN PROJECT AREA	0.99

- DESIGN NARRATIVE**
- THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF ONE (1) SINGLE FAMILY HOME AND DRIVEWAY.
 - THERE ARE STEEP SLOPES, WATERWAYS, STREAMS, STREAM BUFFERS, FOREST ON THE PROPERTY.
 - NATURAL FLOW PATTERNS WILL NOT BE AFFECTED BY THE PROPOSED SUBDIVISION.
 - IMPERVIOUS AREAS HAVE BEEN REDUCED THROUGH THE USE OF DISCONNECTIONS.
 - STORMWATER MANAGEMENT REQUIREMENTS WILL BE ADDRESSED USING A-2 PERMEABLE PAVEMENT, N-2 NON ROOFTOP DISCONNECTION AND M-5 DRYWELL. SWM IS IN ACCORDANCE WITH THE 2009 REVISIONS OF THE 2000 MD STORMWATER DESIGN MANUAL AND ADDRESSES ESD TO THE MEP.

ENVIRONMENTAL CONCEPT PLAN

VIKING RESIDENTIAL SERVICES, INC.

LIBER 21958 FOLIO 364
 4379 COLLEGE AVENUE

TAX MAP: 25 GRID NO: 21 PARCEL NO: 323 ELECTION DISTRICT: SECOND HOWARD COUNTY, MARYLAND EX. ZONING: R-ED SCALE: AS SHOWN DATE: JANUARY, 2024 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
 vanmar.com Copyright © 2024 Date Shown ECP-24-037

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