

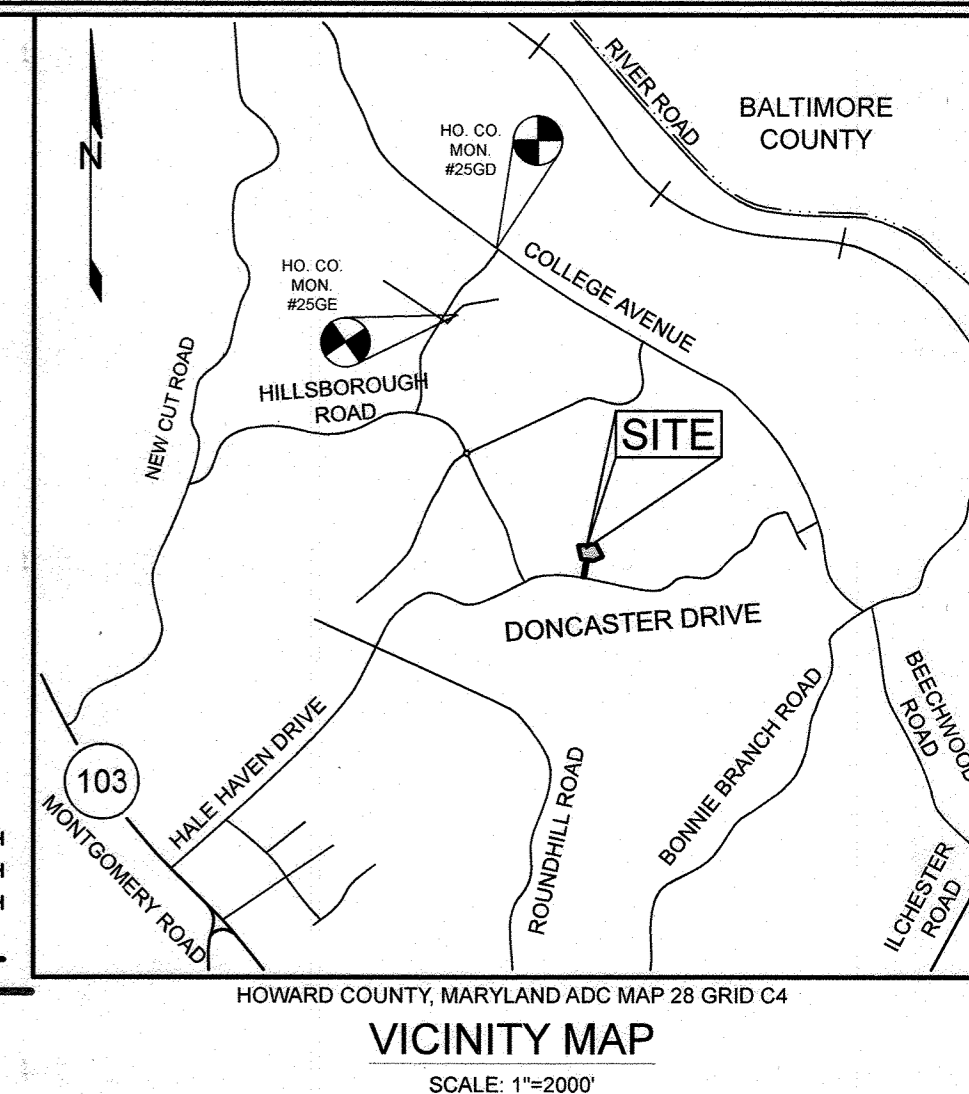
SOIL LEGEND			
SYMBOL	MAP UNIT NAME	GROUP	K ² FACTOR
GdC	GLADSTONE-LEGORE COMPLEX, 8 TO 15 PERCENT SLOPES, STONY	A	0.28
GdD	GLADSTONE-LEGORE COMPLEX, 15 TO 25 PERCENT SLOPES, STONY	A	0.28
MgF	MANOR-BANNERTOWN SANDY LOAMS, 25 TO 65 PERCENT SLOPES, ROCKY	B	0.20

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 2) 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.

ENVIRONMENTAL CONCEPT PLAN WORTHINGTON RESERVES LOT 119

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- TREE LINE
- BUSH LINE
- BOUNDARY
- ADJOINING BOUNDARY
- OVERHEAD WIRES
- WATER METER
- MAIL BOX
- UTILITY POLE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- SILT FENCE ON PAVEMENT
- SILT FENCE
- LIMIT OF DISTURBANCE
- SOIL BOUNDARY



GENERAL NOTES

- PROPERTY ADDRESS: 4480 DONCASTER DRIVE, ELLICOTT CITY, MARYLAND 21043
- REFERENCES: DEED, LIBER: 22131, FOLIO: 89
- RECORD PLAT: "WORTHINGTON RESERVES SECTION 2, LOTS 57-143", PLAT NO. 11403
- THE ± SETBACK ACCURACY IS 1 FOOT
- TOTAL AREA OF LOT 119 = 0.82 AC.
- ELEVATIONS WERE DETERMINED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 25GE & 25GD AND ARE AS DESCRIBED.
- STATION NO.: 25GE STATION NO. 25GD
 N: 557,807.773 N: 557,807.773
 E: 1,371,594.570 E: 1,371,594.570
 ELEV. 424.861 ELEV. 424.861
- THE SUBJECT PROPERTY IS ZONED R200- LOW DENSITY RESIDENTIAL PER THE COMPREHENSIVE ZONING PLAN.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS NOT INTENDED TO SHOW ALL MATTERS RELATED TO THE PROPERTY SHOWN HEREON.
- THIS SITE IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS. THE LINES SHOWN HEREON ARE DELINEATED FROM HOWARD COUNTY WATER AND SEWER PLANS CONTRACT NO. 14-3160-B & CONTRACT NO. 14-3358-D AND CONTRACT NO. 14-3375-D.
- THE SOILS SHOWN HAVE BEEN TAKEN FROM THE NRCS WEB SOIL SURVEY WEBSITE.
- THERE ARE NO CEMETERIES WITHIN THE PROJECT BOUNDARY.
- THE EXISTING HOUSE IS A HISTORIC STRUCTURE AND LISTED ON THE HOWARD COUNTY HISTORY SITES INVENTORY AS #HO-1171. A MEETING WAS HELD WITH THE HOWARD COUNTY HISTORIC PRESERVATION COMMISSION ON MARCH 7, 2024 FOR ADVISORY COMMENTS.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THE TOPOGRAPHY SHOWN HEREON IS AT TWO-FOOT INTERVALS AND IS BASED UPON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY ADCOCK & ASSOCIATES, LLC, ON OR ABOUT APRIL, 2024. SUPPLEMENTAL TOPOGRAPHY OUTSIDE THE SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2008, AND IS VERIFIED TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
- STORMWATER MANAGEMENT OBLIGATIONS FOR THIS LOT HAVE BEEN MET BY DRYWELLS, ROOFTOP DISCONNECT AND NON-ROOFTOP DISCONNECT.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION PER SECTION 15.1202(b)(1)(i) OF THE HOWARD COUNTY CODE SINCE THIS IS A RESIDENTIAL DEVELOPMENT ON A SINGLE LOT SMALLER THAN 40,000 SQUARE FEET, AND THE CUTTING, CLEARING OR GRADING DOES NOT INCLUDE ANY AREA ALREADY SUBJECT TO A PREVIOUSLY APPROVED FOREST CONSERVATION PLAN.
- PREVIOUS DPZ FILE NUMBERS: S-79-13, S-89-50, P-90-07, P-93-09, F-92-50, F-93-30, F-94-102, WP-94-01, F-95-44
- LIMIT OF DISTURBANCE = 21,000 SF

STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

- THE EXISTING HOUSE IS TO BE RAZED. THE PROPOSED HOUSE IS LOCATED ON LOT 119 OF WORTHINGTON RESERVES. WORTHINGTON RESERVES, WAS DEVELOPED UNDER COUNTY FILE NUMBERS F-94-102.
- THERE ARE NO WETLANDS, STREAMS OR THEIR BUFFERS ON-SITE. THERE ARE SLOPES GREATER THAN 15% THAT ARE LOCATED WITHIN THE LIMIT OF DISTURBANCE IN THE AREA WHERE THE EXISTING HOUSE IS BEING REMOVED. THE STEEP SLOPES ARE NOT IN THE AREA OF THE PROPOSED HOUSE AND ASSOCIATED IMPROVEMENTS.
- STORMWATER MANAGEMENT OBLIGATIONS WILL BE TREATED BY NON- ROOFTOP AND ROOFTOP DISCONNECT, 5 DRYWELLS AND THE EXISTING STORMWATER MANAGEMENT FACILITY #2 AS ACCOUNTED FOR UNDER F-94-102.
- TO THE GREATEST EXTENT PRACTICABLE THE NATURAL FLOW PATTERNS OF THE SITE HAVE BEEN MAINTAINED BY DIRECTING ROOFTOP DISCONNECTS TO AREAS THAT WOULD NOT CHANGE THE PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE AREA.
- THE P₂ FOR THE SITE HAS BEEN DETERMINED TO BE 1.2 INCHES.
- THE STORMWATER MANAGEMENT PRACTICES SHOWN ARE DESIGNED ONLY FOR THE IMPROVEMENTS SHOWN ON THIS PLAN.
- THE SITE WILL UTILIZE SILT FENCE, SILT FENCE ON PAVEMENT AND SUPER SILT FENCE TO PROVIDE SEDIMENT AND EROSION CONTROL. NO SEDIMENT TRAPS / BASINS OR CLEAN WATER DIVERSIONS ARE REQUIRED.
- NO FOREST CONSERVATION AREAS ARE BEING CREATED ON-SITE. FOREST CONSERVATION WAS ADDRESSED UNDER THE PREVIOUSLY RECORDED PLANS FOR WORTHINGTON RESERVES F-94-102.
- MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.
- DRY WELLS SHALL BE INSPECTED AND CLEANED ANNUALLY. THIS INCLUDES PIPES, GUTTERS, DOWNSPOUTS, AND ALL FILTERS. PONDING, STANDING WATER, OR ALGAL GROWTH ON TOP OF THE DRY WELL MAY INDICATE FAILURE DUE TO THE GRAVEL MEDIA. IF WETLANDS FORM FOR MORE THAN 48 HOURS AFTER A MAJOR STORM OR MORE THAN SIX INCHES OF SEDIMENT HAS ACCUMULATED, THE GRAVEL MEDIA SHOULD BE EXCAVATED AND REPLACED.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	EXISTING CONDITIONS PLAN
2	ENVIRONMENTAL CONCEPT PLAN AND DETAILS

OWNER

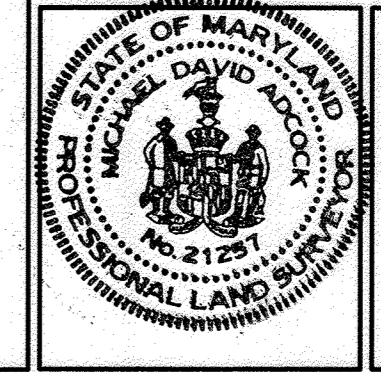
ELVIN DANTZLER
 4480 DONCASTER DRIVE,
 ELLICOTT CITY, MARYLAND 21043
 240-599-6038

EXISTING CONDITIONS PLAN WORTHINGTON RESERVES

SECTION 2
 LOT 119
 4480 DONCASTER DRIVE

TAX MAP 31 GRID 0003
 2ND ELECTION DISTRICT

PARCEL 810
 HOWARD COUNTY, MARYLAND



Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 5389 Enterprise Street Suites B-C
 Sykesville, Maryland 21784
 Phone: 443.325.7682
 Email: mike@adcocksurveying.com

REF. NO. PLAT NO. 11403
 DRAWN BY: AEA
 CHECKED BY: MDA
 SCALE: 1"=30'
 DATE: JULY 3, 2024
 PROJECT #: 23-212
 SHEET #: 1 of 2

SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	0.82 ACRES±
LIMIT OF DISTURBANCE	0.48 ACRES±
GREEN OPEN AREA (LAWN)	0.35 ACRES±
IMPERVIOUS AREA	0.13 ACRES±
PROPOSED SITE USE	RESIDENTIAL
WETLANDS	0.00 ACRES±
WETLAND BUFFERS	0.00 ACRES±
FLOODPLAINS	0.00 ACRES±
FLOODPLAIN BUFFERS	0.00 ACRES±
EXISTING FOREST	0.00 ACRES±
SLOPES GREATER THAN 15%	0.07 ACRES±
SLOPES GREATER THAN 25%	0.10 ACRES±
HIGHLY ERODIBLE SOILS	0.00 ACRES± (1)

NOTE: (1) 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.

SURVEYOR'S CERTIFICATE

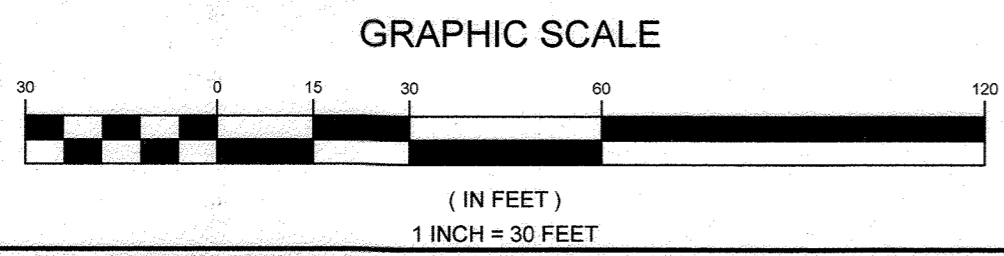
I HEREBY CERTIFY THAT I WAS IN PERSONAL CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12, AND THE POSITION OF EXISTING IMPROVEMENTS AS SHOWN HEREON, ARE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

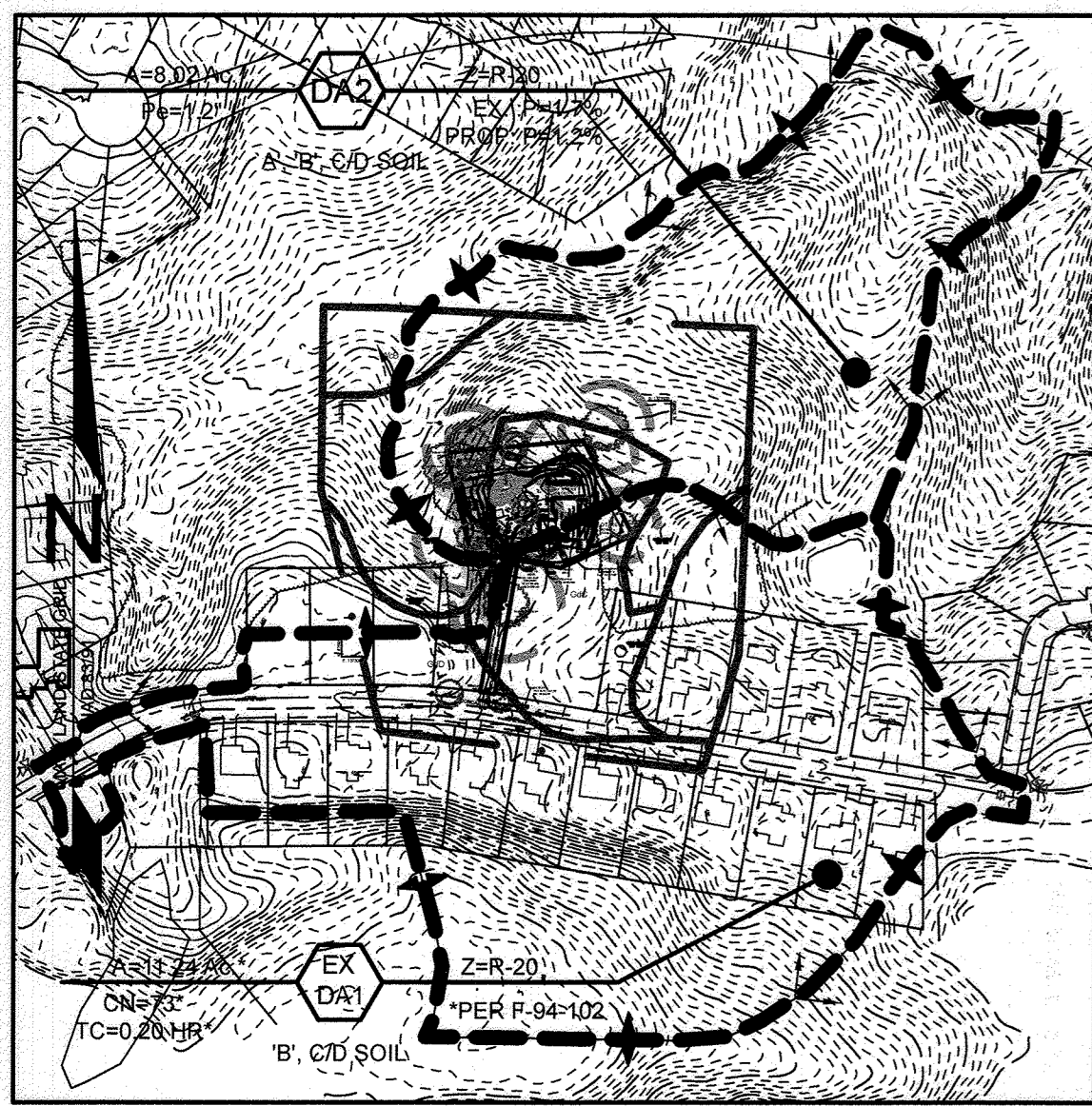
Michael D. Adcock 7/3/2024
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
 NO. 21257, EXPIRATION DATE: 06-16-2025

STORMWATER MANAGEMENT PRACTICES

LOT #	ADDRESS	NON- ROOFTOP DISCONNECT N-2 (Y/N)	ROOFTOP DISCONNECT N-1 (Y/N)	DRYWELLS M-5 QUANTITY
119	4480 DONCASTER DRIVE	Y	Y	5

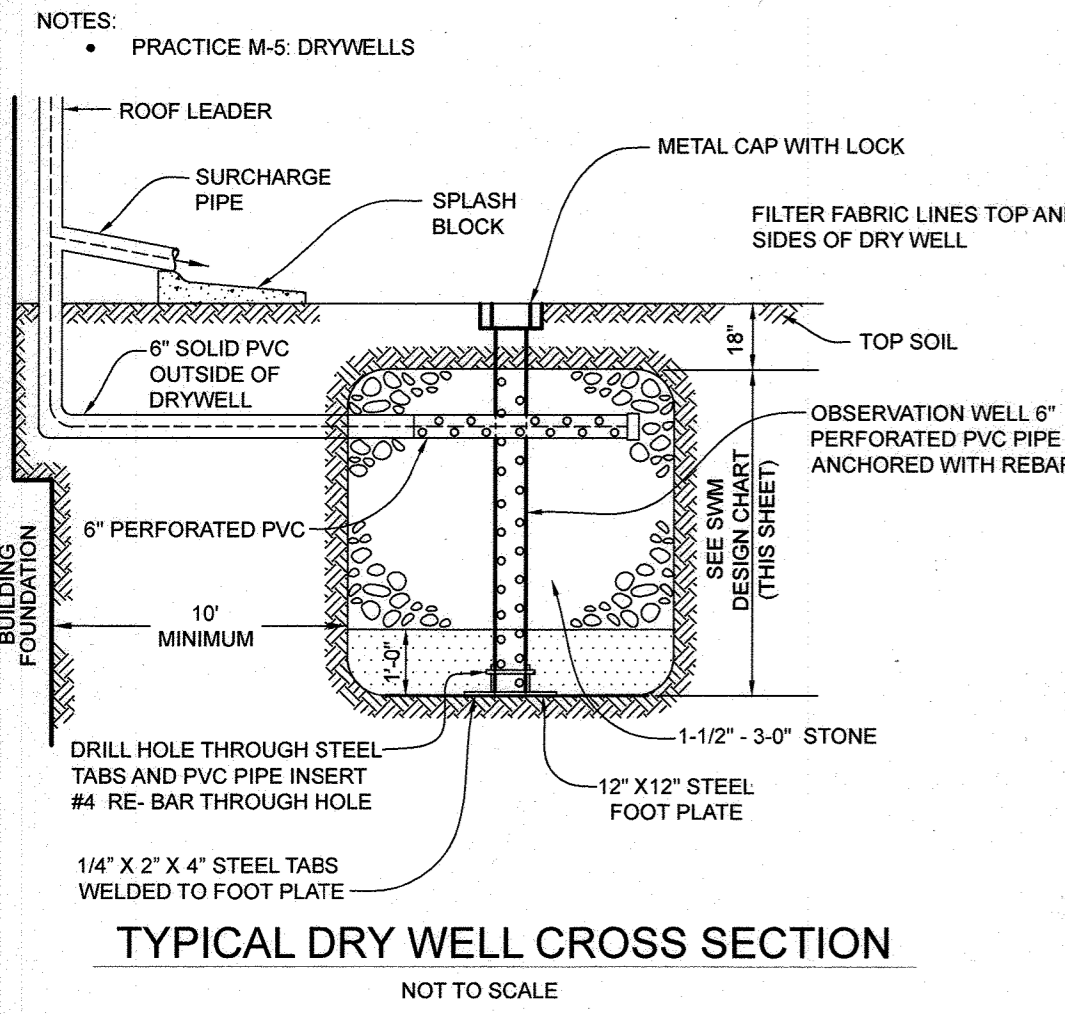
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Clark 7.29.24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7/18/24
 CHIEF, DIVISION OF LAND DEVELOPMENT



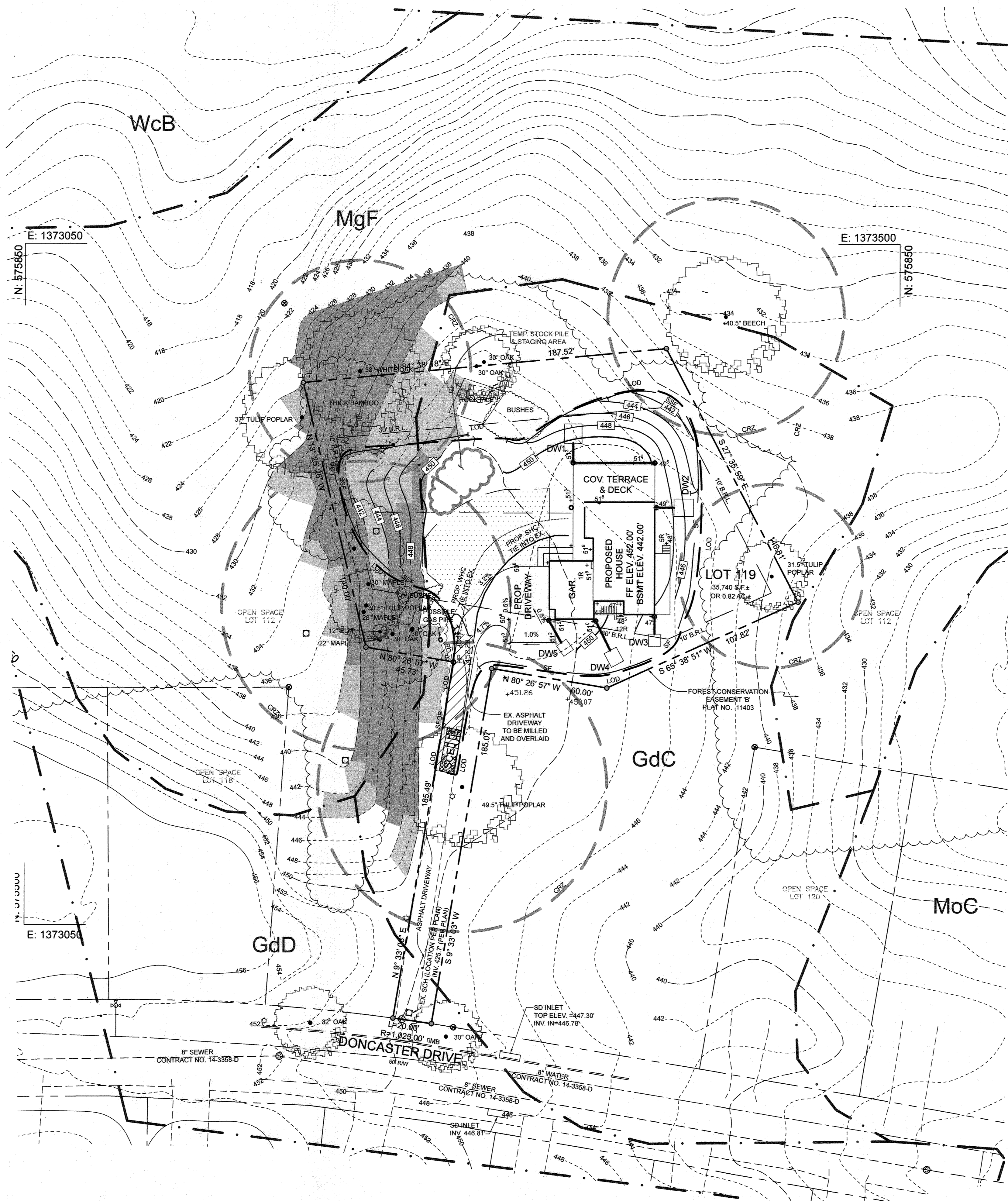


PRE & POST DEVELOPMENT DRAINAGE AREA MAP
SCALE: 1"=250'

SWM DESIGN CHART			
AREA	PRACTICE	DRAINAGE AREA (SF)	DRYWELL SIZE L x W x H
DW1	M-5	992	10.0'x9.0'x5.0'
DW2	M-5	587	10.0'x9.0'x5.0'
DW3	M-5	612	6.5'x6.0'x5.0'
DW4	M-5	846	8.0'x7.0'x5.0'
DW5	M-5	338	6.5'x6.0'x5.0'



TYPICAL DRY WELL CROSS SECTION
NOT TO SCALE

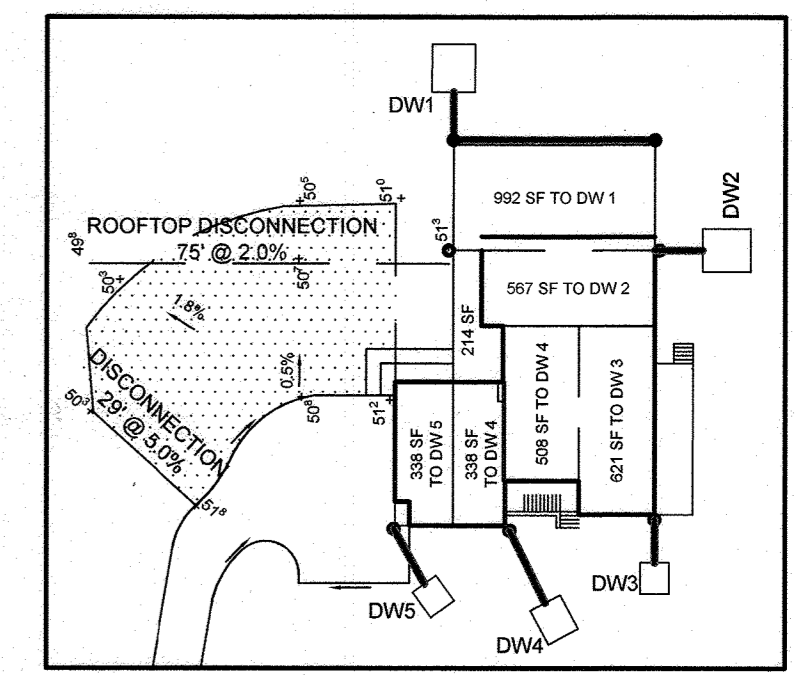


PROPOSED CONDITIONS
SCALE: 1"=30'

LEGEND	
EXISTING CONTOUR	--- 382 ---
EXISTING SPOT ELEVATION	+382.3
TREE LINE	~~~~~
BUSH LINE	~~~~~
BOUNDARY	---
ADJOINING BOUNDARY	---
OVERHEAD WIRES	OH
WATER METER	⊗
MAIL BOX	⊕
UTILITY POLE	⊕
EXISTING TREE	⊙
STABILIZED CONSTRUCTION ENTRANCE	▨
SILT FENCE	— SF — SF —
SILT FENCE ON PAVEMENT	— SFOP — SFOP —
SILT FENCE	— SSF — SSF —
LIMIT OF DISTURBANCE	LOD
SOIL BOUNDARY	---
PROPOSED DRAINAGE DIVIDE	—>—>—>
NON-ROOFTOP DISCONNECTS	▨
15.0% AND GREATER SLOPES	▨
25.0% AND GREATER SLOPES	▨

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- PRIVATELY OWNED PRACTICES SHALL HAVE A MAINTENANCE PLAN AND SHALL BE PROTECTED BY EASEMENT, DEED RESTRICTION, ORDINANCE, OR OTHER LEGAL MEASURES PREVENTING ITS NEGLECT, ADVERSE ALTERATION, AND REMOVAL.
- DRYWELLS SHALL BE INSPECTED AND CLEANED ANNUALLY. THIS INCLUDES PIPES, GUTTERS, DOWNSPOUTS, AND ALL FILTERS.
- PONDING, STANDING WATER, OR ALGAL GROWTH ON TOP OF THE DRY WELL MAY INDICATE FAILURE DUE TO SEDIMENTATION IN THE GRAVEL MEDIA. IF WATER PONDING FOR MORE THAN 48 HOURS AFTER A MAJOR STORM OR MORE THAN SIX INCHES OF SEDIMENT HAS ACCUMULATED, THE GRAVEL MEDIA SHOULD BE EXCAVATED AND REPLACED.



PROPOSED HOUSE
ROOFTOP DRAINAGE AREA DETAIL
SCALE: 1"=40'

OWNER
ELVIN DANTZLER
4480 DONCASTER DRIVE,
ELLICOTT CITY, MARYLAND 21043
240-699-6036

**ENVIRONMENTAL CONCEPT PLAN
WORTHINGTON RESERVES**
SECTION 2
LOT 119
4480 DONCASTER DRIVE

TAX MAP 31 GRID 0003
2ND ELECTION DISTRICT

PARCEL 810
HOWARD COUNTY, MARYLAND

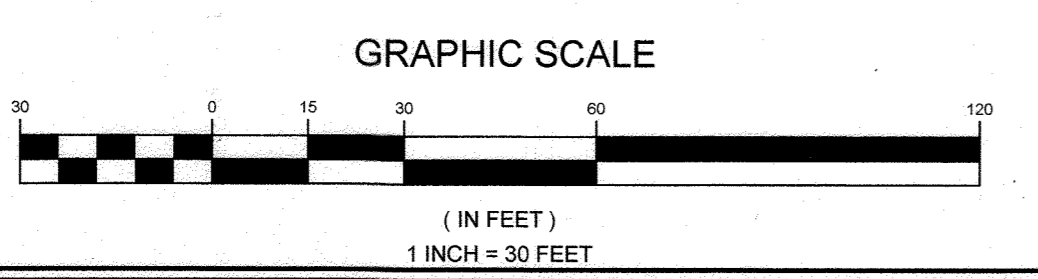
Adcock & Associates · LLC
Engineers · Surveyors · Planners

5389 Enterprise Street Suites B-C
Sykesville, Maryland 21784
Phone: 443.325.7682
Email: mike@adcocksurveying.com

REF NO. PLAT NO. 11403
DRAWN BY: AEA
CHECKED BY: MDA
SCALE: 1"=30'
DATE: JULY 3, 2024
PROJECT #: 23-212
SHEET #: 2 of 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chieff
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 7.29.24

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 7/10/24



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12, AND THE POSITION OF EXISTING IMPROVEMENTS AS SHOWN HEREON, ARE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael D. Adcock
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
NO. 21257, EXPIRATION DATE: 06-16-2025

7/10/24