

LEGEND

- 492--- EXISTING 2' CONTOURS
- 490--- EXISTING 10' CONTOURS
- 482--- PROPOSED CONTOUR
- ROOFTOP DISCONNECTION (5X MAX)
- DISCONNECTED IMPERVIOUS AREA
- DISCONNECTION RECEIVING AREA

NOTE: UNIT SIZE SHOWN REFLECT NOMINAL BUILDING SIZE AND IS SUBJECT TO FINAL ARCHITECTURE. FINAL DOWNSPOUT LOCATIONS SUBJECT TO FINAL ARCHITECTURE.

GLB2 SOILS LINES AND TYPE
MLC2

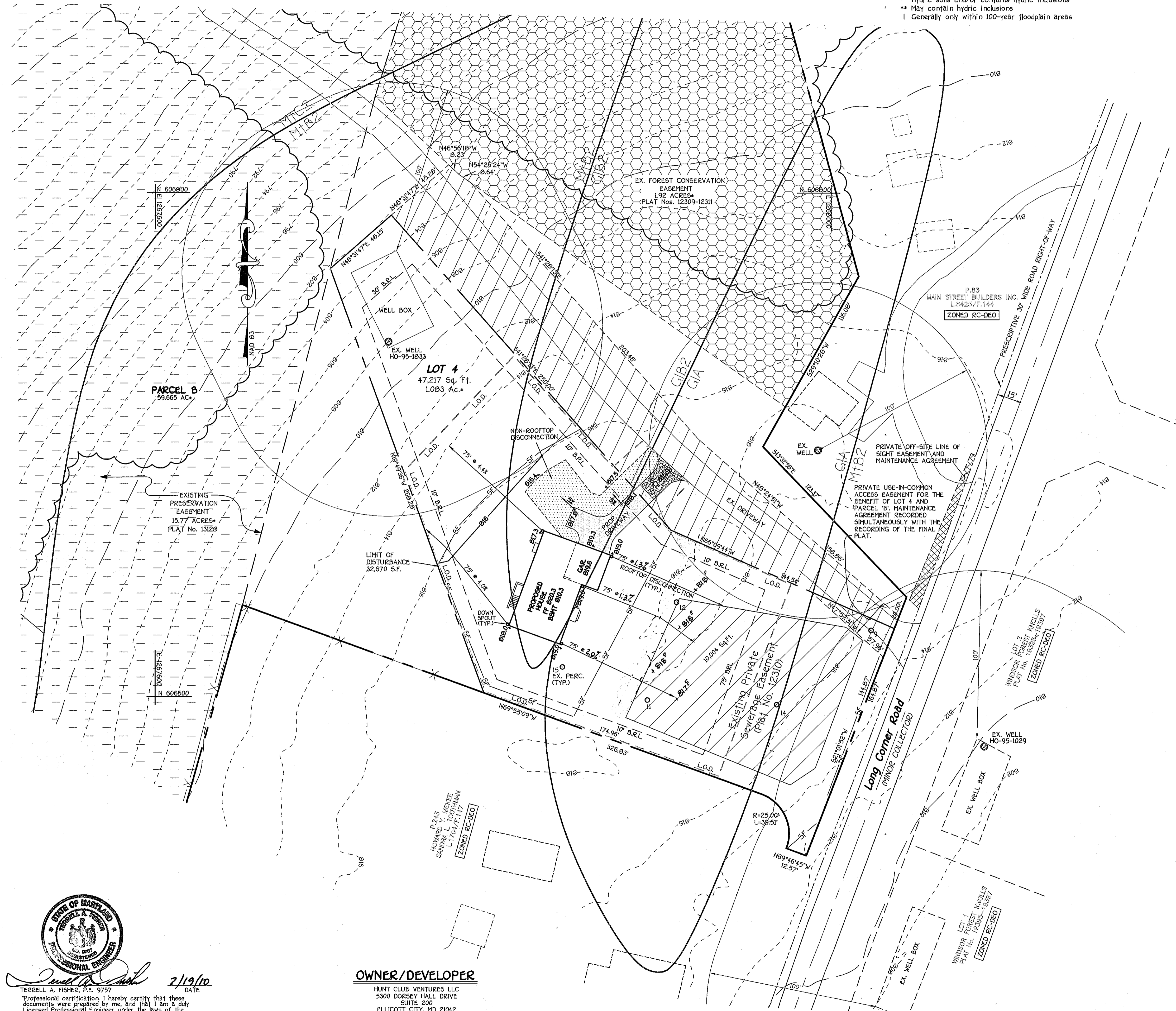
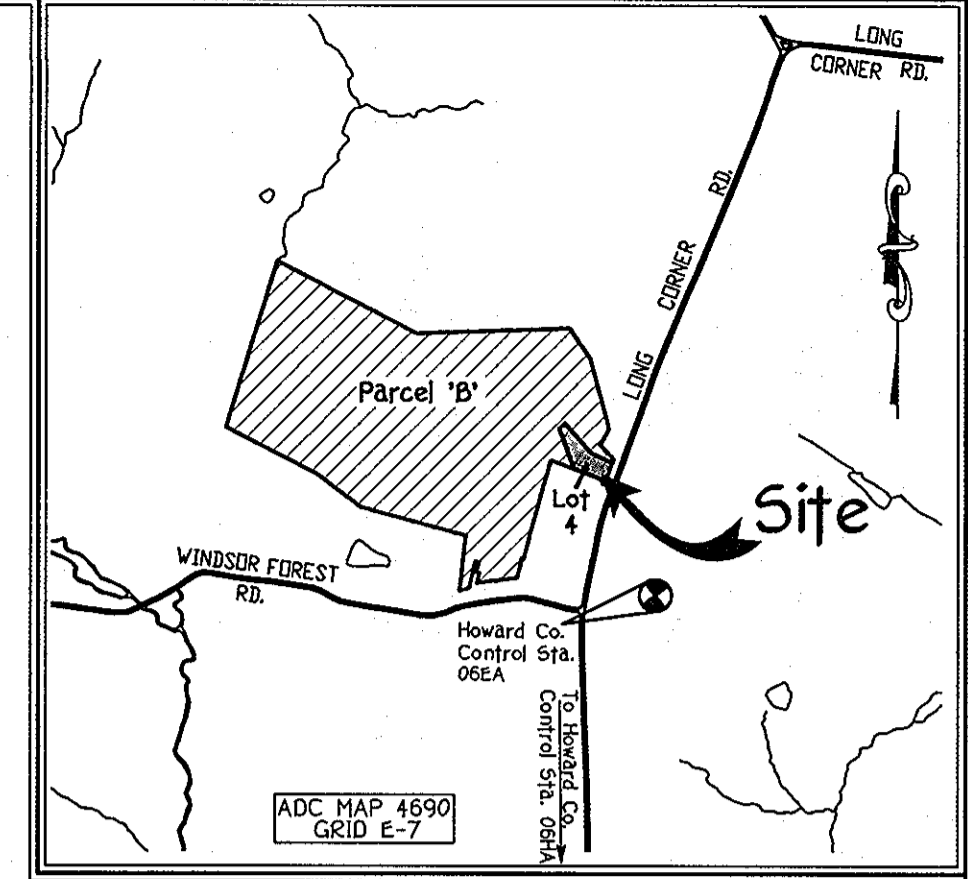
L.O.D. LIMIT OF DISTURBANCE (L.O.D.)

SF SILT FENCE

SOILS LEGEND

SOIL	NAME	CLASS
GIB2	Glenn loam, 3 to 8 percent slopes, moderately eroded	B
GIA	Glenn loam, 0 to 3 percent slopes	B
MB2	Mt. Airy channery loam, 3 to 8 percent slopes, moderately eroded	A

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



SITE ANALYSIS DATA - LOT 4 ONLY

1. SITE AREA: 1.099 ACRES
2. WETLAND AREA: NONE
3. FLOODPLAIN: NONE
4. FOREST: NONE
5. STEEP SLOPES: NONE
6. EROSION SOILS: NONE
7. LIMIT OF DISTURBANCE: 0.75 ACRES
8. PROPOSED SITE USE: RESIDENTIAL
9. GREEN OPEN AREA: 1.02 ACRES
10. IMPERVIOUS AREA: 0.07 ACRES

STORMWATER MANAGEMENT NOTE
 STORMWATER MANAGEMENT REQUIREMENTS FOR THE SITE WILL BE MET USING ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT POSSIBLE IN ACCORDANCE WITH THE MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, VOLUME 1, A II, EFFECTIVE MAY OF 2000. THE PROPOSED PRACTICES FOR LOT 4 ARE AS FOLLOWS:
 ROOFTOP DISCONNECTION (R-2)
 NON-ROOFTOP DISCONNECTION (R-2)
 THESE PRACTICES SHALL BE PRIVATELY MAINTAINED IN ACCORDANCE WITH AN INDIVIDUAL DECLARATION OF COVENANTS.

NOTES
 FINAL PLAN APPLICATION (7-10-023) HAS BEEN SUBMITTED TO THE COUNTY FOR REVIEW. PREVIOUS FILE NUMBERS: WF-96-59, F-96-73, F-98-27 AND F-09-106.

- ESD Narrative:**
1. There are no existing natural resources, as shown in Table 51 of the Maryland Stormwater Management (SWM) Design Manual (MSDM), located on the site.
 2. The existing drainage patterns will be maintained as closely as possible during and after the development of the site.
 3. Efforts have been made to reduce the impervious areas; however, it is to be noted that a generic box has been used to site a proposed house on the site. Once the final house type has been selected, it may be possible to reduce the site imperviousness through better site design. All of the proposed Environmental Site Design (ESD) practices for the site are nonstructural.
 4. The required Sediment and Erosion control measures have been designed in accordance with the latest Howard County Soil Conservation District and Maryland Department of the Environment regulations. Since the ESD practices are nonstructural, there was no need to incorporate these measures into the SWM strategy.
 5. The proposed Environmental Site Design measures have been implemented to the Maximum Extent Possible and meet the targeted P_e for this site. As such, no structural practices as described in Chapter 3 of the above cited Manual will be required.
 6. There are no environmental features on the site; therefore, no waivers to the Howard County Design Manual, Volume I, Storm Drainage or the Howard County Subdivision and Land Development Regulations will be required.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALDROE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21104
 4100 461 - 2000



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Terrell A. Fisher 7/27/10 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

Chad Edwards 7-28-10 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

OWNER/DEVELOPER
 HUNT CLUB VENTURES LLC
 5300 DORSEY HALL DRIVE
 SUITE 200
 ELLICOTT CITY, MD 21042
 410-313-3370

ENVIRONMENTAL CONCEPT PLAN
Paragon Property
 LOT 4 & PARCEL B
 A RESUBDIVISION OF
 PLAT OF CORRECTION
 PARCEL A
 PLAT No. 20575

TAX MAP #6 GRID 15 PARCEL #82
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: RC-DEO
 SCALE: 1"=30' DATE: JULY 12, 2010