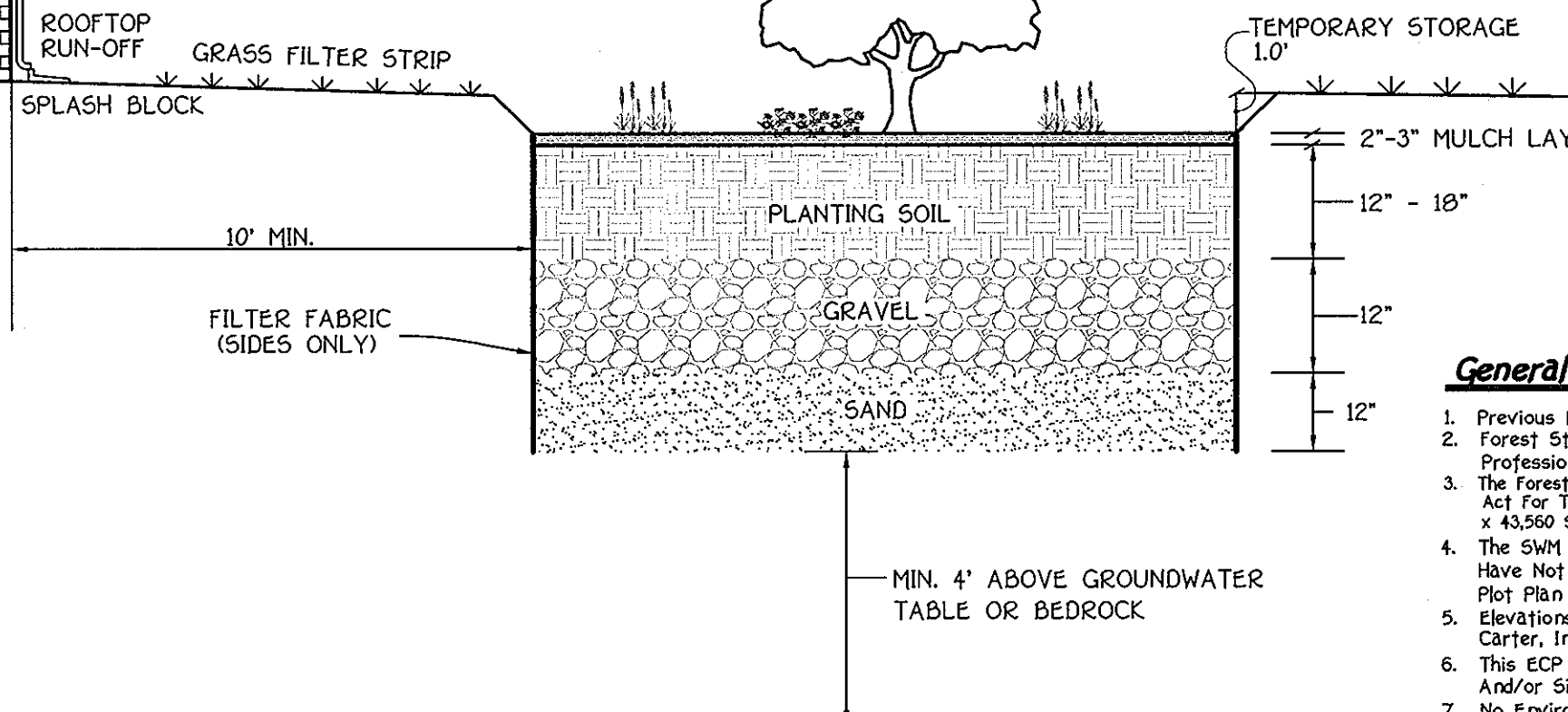
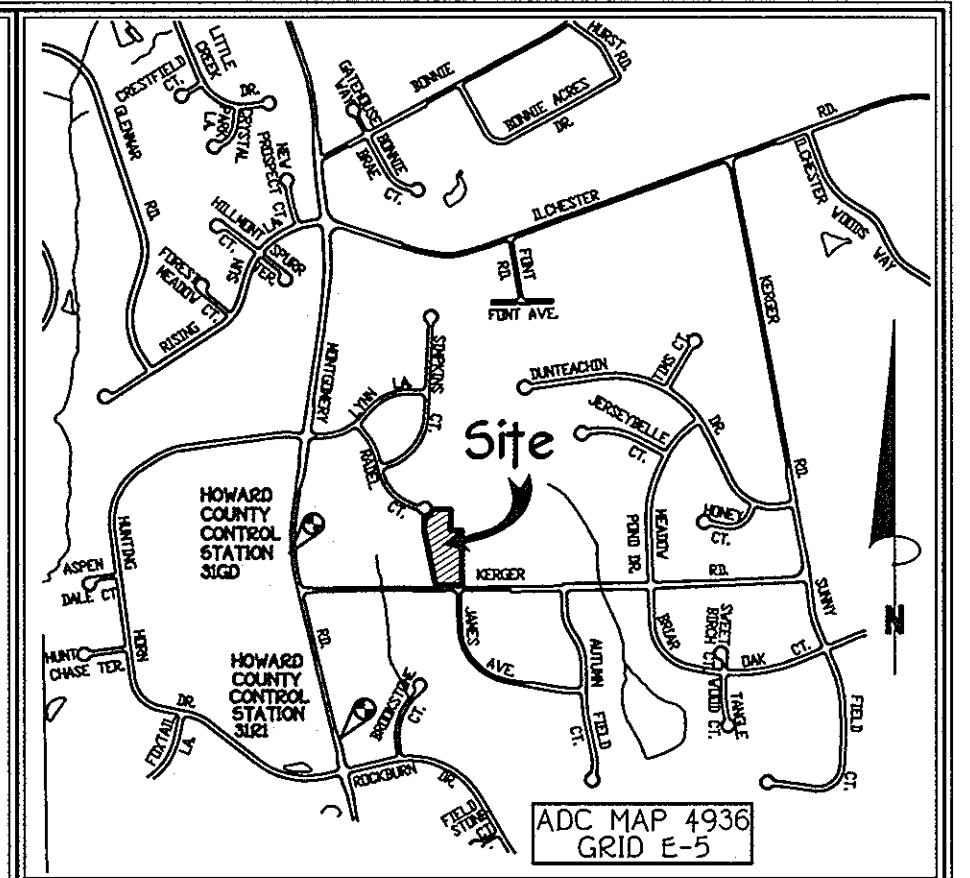


SOILS LEGEND

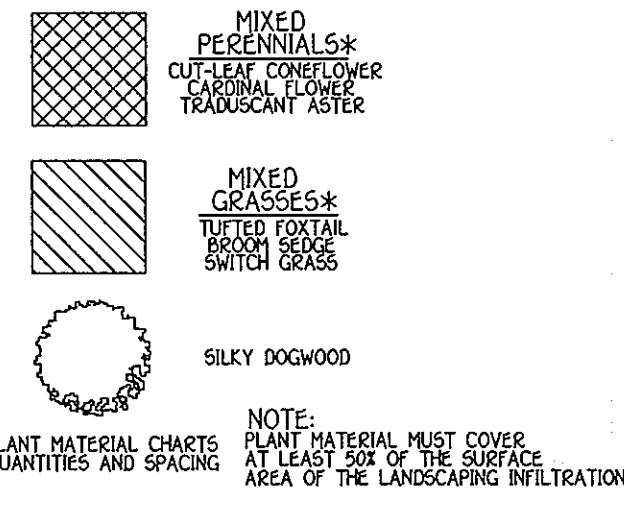
SOIL	NAME	CLASS
ChC	Chilum-Russell loam, 5 to 10 percent slopes	B
CeB	Chilum loam, 2 to 5 percent slopes	B
Fa	Fallingston sandy loam, 0 to 2 percent slopes	B
SaC	Sassafras loam, 5 to 10 percent slopes	B
UsB	Urban land-Sassafras-Beltville complex, 0 to 5 percent slopes	C
UsD	Urban land-Sassafras-Beltville complex, 5 to 1 percent slopes	C



- General Notes:**
1. Previous Department of Planning and Zoning File Number: P-93-01, S-90-09, F-94-99 And F-10-052.
 2. Forest Stand Delineation and Wetland Delineation was Prepared by Eco-Science Professionals, Inc. Dated August, 2009.
 3. The Forest Conservation Requirements of Section 161200 of the Howard County Code and Forest Conservation Act for this Subdivision will be Fulfilled by Providing a Fee in Lieu Payment of 35.937.00 Based on 11 Acres x 43,550 Sq.Ft./Acre x 40.75/100.
 4. The SWM Measures Illustrated On This Plan are Conceptual As Specific House Configurations Have Not Yet Been Established. Specific SWM Measures Will Be Provided With The Associated Plot Plan When Final Design Details Can Be Provided.
 5. Elevations are Based on Field Run Topographic Survey Performed July, 2009 by Fisher, Collins & Carter, Inc.
 6. This ECP Does Not Constitute An Approval of Any Subsequent And Associated Subdivision And/or Site Development Planning.
 7. No Environmental Features Exist Within The L.O.D.

LANDSCAPING INFILTRATION PLANT MATERIAL

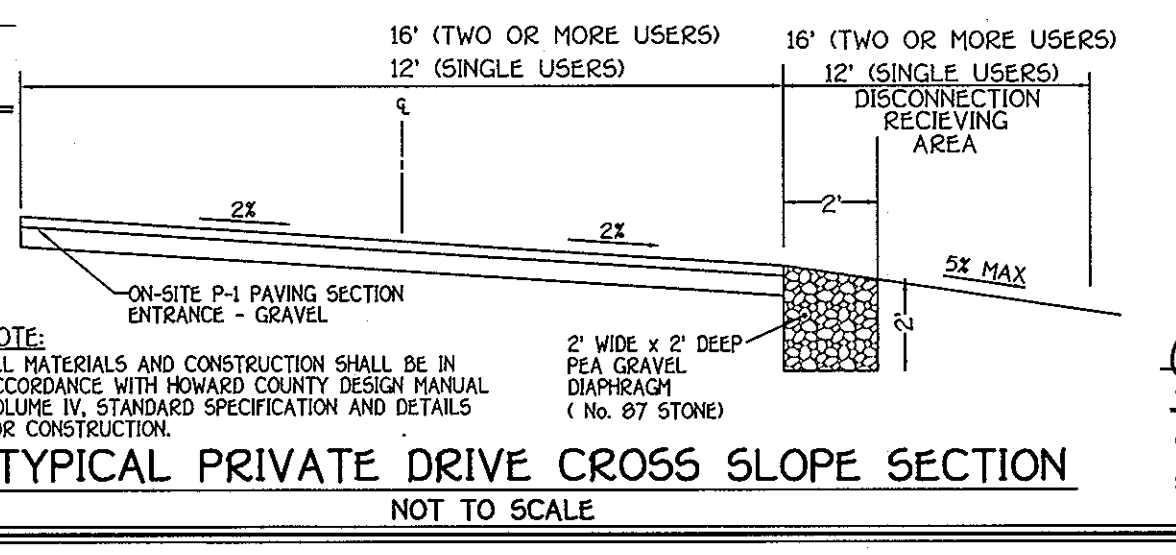
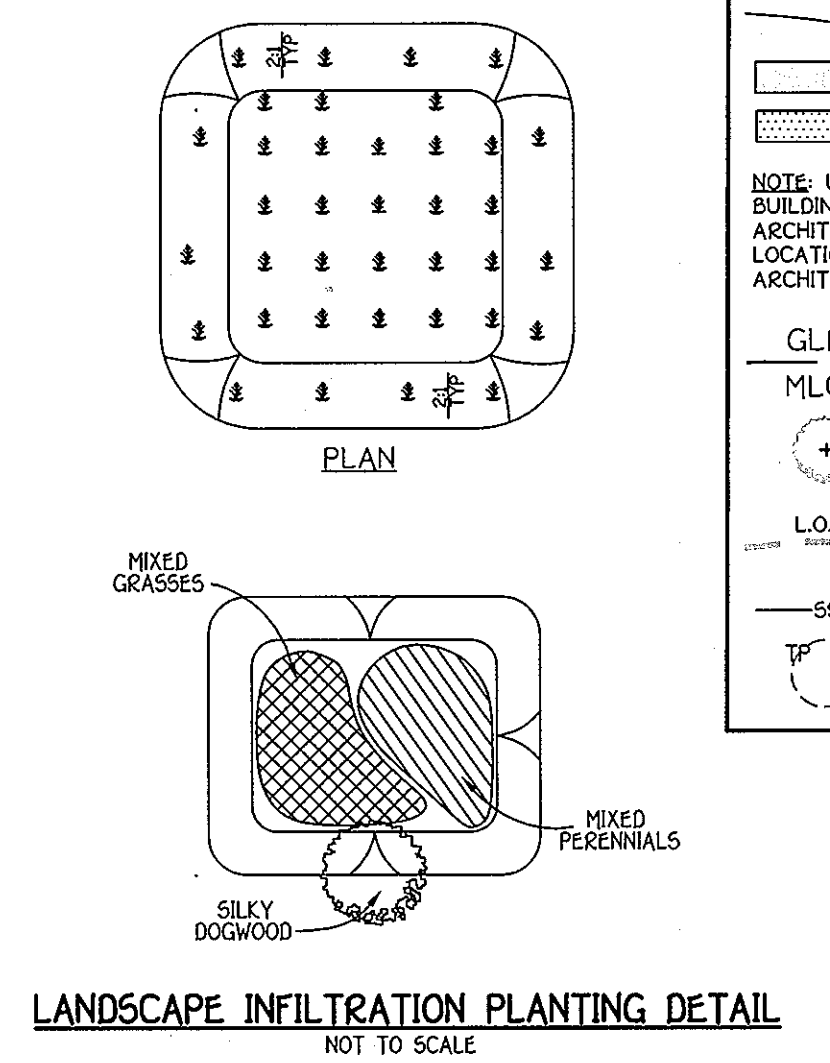
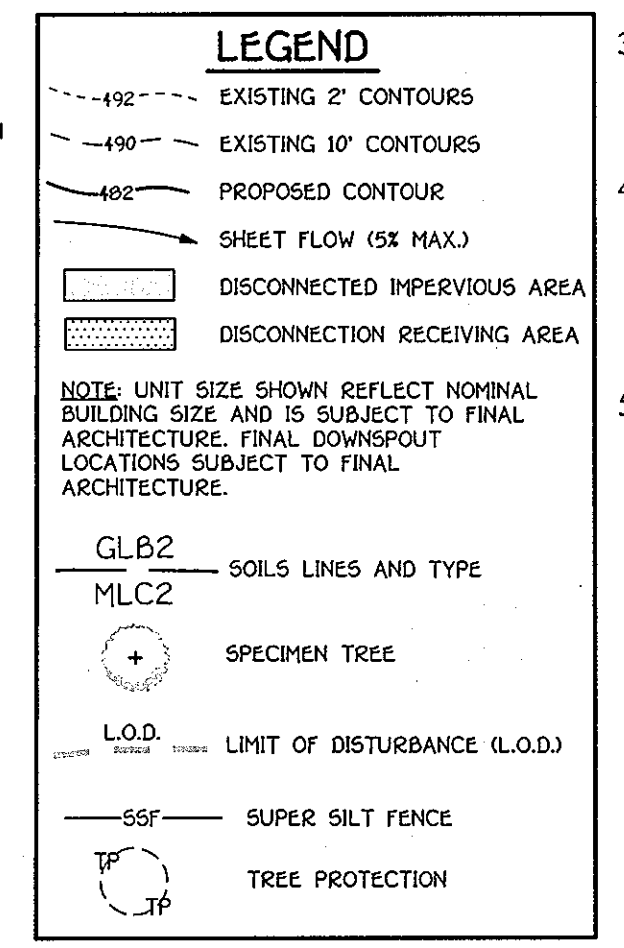
QUANTITY	NAME	MAXIMUM SPACING (FT)
90	MIXED PERENNIALS	1 FT.
90	MIXED GRASSES	1 FT.
1	SILKY DOGWOOD	PLANT AWAY FROM INFLOW LOCATION



- SITE ANALYSIS DATA**
1. LOT 40 & LOTS 1 THRU 3 = 2.01 ACRES
 2. WETLAND AREA: NONE
 3. FLOODPLAIN: NONE
 4. FOREST: 1.60 ACRES
 5. STEEP SLOPES: NONE
 6. EROSION SOILS: NONE
 7. LIMIT OF DISTURBANCE: 149 ACRES
 8. PROPOSED SITE USE: RESIDENTIAL
 9. GREEN OPEN AREA: 118 ACRES
 10. IMPERVIOUS AREA: 0.30 ACRES

- Stormwater Management Note:**
- Stormwater Management requirements for this site will be met using Environmental Site Design to the Maximum Extent Possible in accordance with the Maryland Stormwater Design Manual, Volumes I & II, effective May, 2010. Proposed practices will be located on individual lots and the Use-in-Common driveway as follows:
1. Lots 1 thru 3 will meet stormwater requirements using Rooftop Disconnections (N-1) and Landscape Infiltration (M-3) for the proposed houses and Non-Rooftop Disconnections (N-2) for the proposed Use-in-Common driveway and individual driveways. These practices shall be privately owned and maintained in accordance with individual Declarations of Covenants.
 2. Lot 40 is exempt from stormwater management requirements because it contains an existing house and driveway.

- ESD Narrative:**
1. There are no existing natural resources, as shown in Table 5.1 of the Maryland Stormwater Management (SWM) Design Manual (Manual), 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.
 4. The required Sediment and Erosion control measures consisting of super silt fence and a stabilized construction entrance have been designed in accordance with the latest Howard County Soil Conservation District and Maryland Department of the Environment regulations. Based on the type and location of the ESD practices, 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 Pe for this site. As such, no major structural practices as described in Chapter 3 of the above cited Manual will be required.



APPROVED: DEPARTMENT OF PLANNING AND ZONING

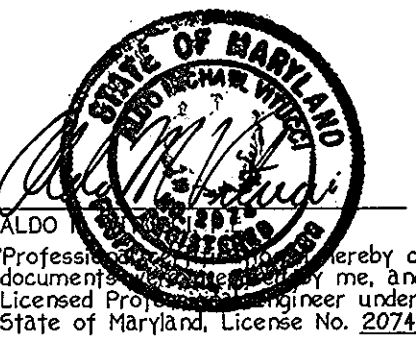
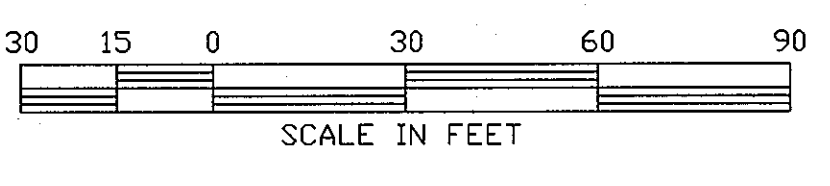
V. J. LeDuc
CHIEF, DIVISION OF LAND DEVELOPMENT
5/24/11 DATE

Paul Church
CHIEF, DEVELOPMENT ENGINEERING DIVISION
5-25-11 DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 3022 BALTIMORE NATIONAL PIKE
BELLGATE CITY, MARYLAND 21042
410-461-3000

KERGER ROAD
MINOR COLLECTOR
(60' R/W)

Owner/Developer
Craig J. Morris And
Clara Whitehead
5420 Radel Court
Ellicott City, Maryland 21043
410-461-6771



ENVIRONMENTAL CONCEPT PLAN

LOT 40
ABBEYFIELD ESTATES
& LOTS 1 THRU 3
MORRIS PROPERTY

A RESUBDIVISION OF LOT 38 ABBEYFIELD ESTATES SECTION ONE, PLAT Nos. 21216-21217

TAX MAP 31, GRID 21, PARCEL 359 & P/O PARCEL 206
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONING R-20
SCALE: 1" = 30' MAY 6, 2011
SHEET 1 OF 1

Professional Engineer hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 20748, Expiration Date 2-22-13

Seslu
DATE

ECP-11-024

ECP-11-024