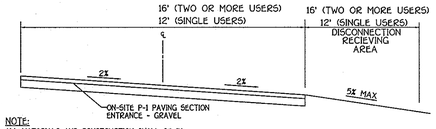
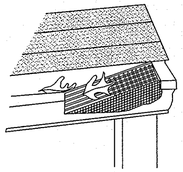
LEGEND	
SYMBOL	DESCRIPTION
~492~	EXISTING 2' CONTOURS
~490~	EXISTING 10' CONTOURS
492	PROPOSED CONTOUR
+362.5	SPOT ELEVATION
LOD	LIMITS OF DISTURBANCE
	EXISTING TREELINE
	PROPOSED TREELINE
	PROPOSED PAVING
	EXISTING PAVING
GLB2 MLC2	SOILS LINES AND TYPE
SSF	SUPER SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE

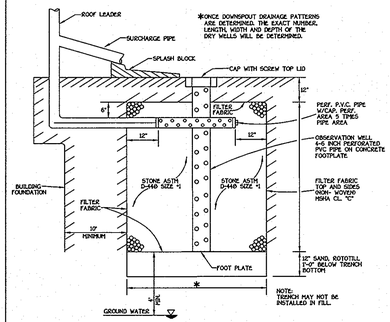


NOTE:
ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION.

TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION
NOT TO SCALE



GUTTER DRAIN FILTER DETAIL
NOT TO SCALE



DRY WELL DETAIL
NOT TO SCALE

DRY WELL CHART							
LOT NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	*D	L W
LOT 1	500 SQ. FT.	48 C.F.	100%	100%	6	3'	x 4' x 4'

STORMWATER MANAGEMENT NOTES

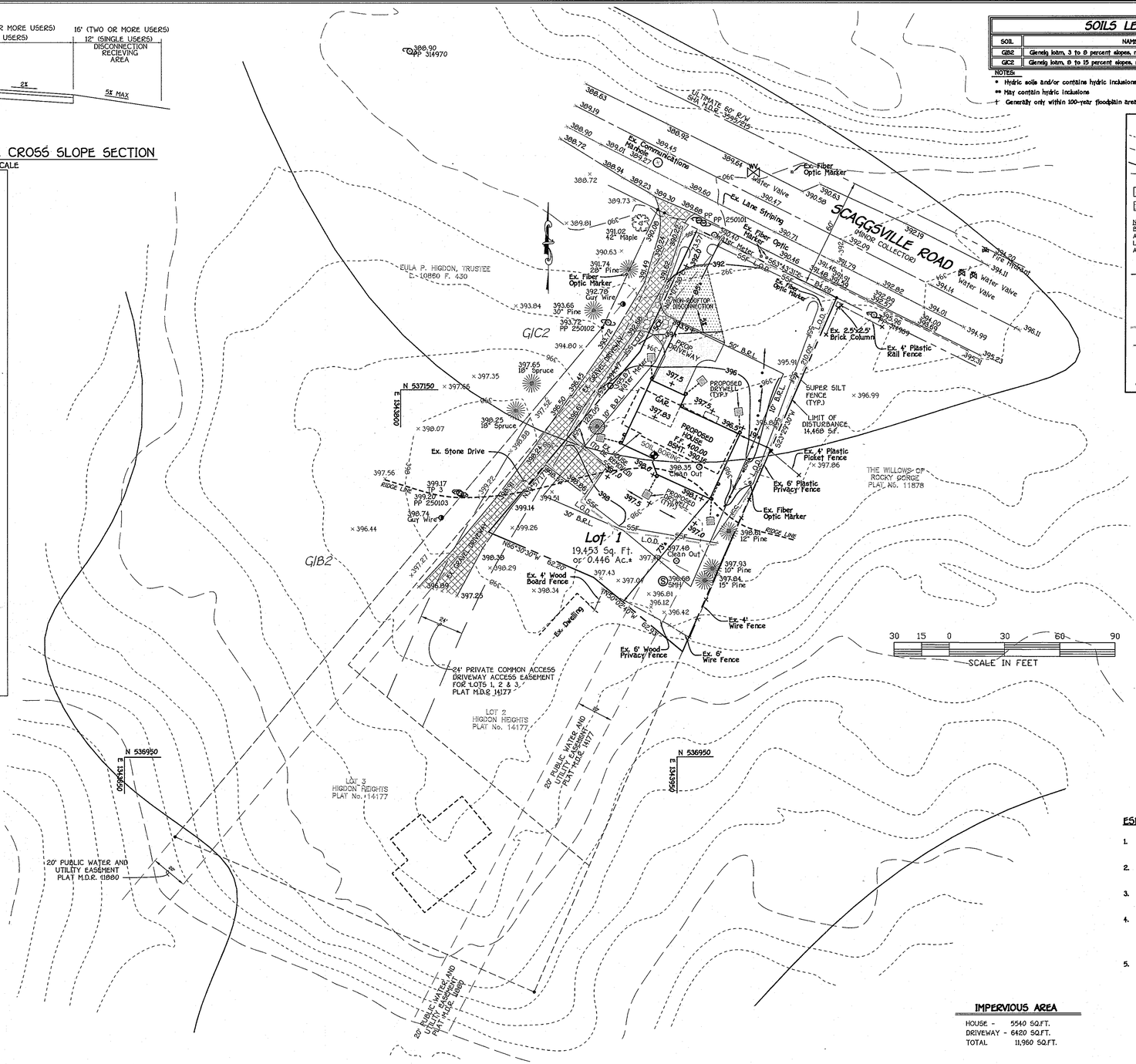
1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 500 SQ. FT OR LESS.
3. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5%. THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
4. FINAL GRADING WILL BE SHOWN AT THE SITE DEVELOPMENT PLAN STAGE.

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF NONROOFTOP RUNOFF (N-2)

1. MAINTENANCE OF AREAS RECEIVING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

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

a. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
b. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
c. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
d. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
e. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
f. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.



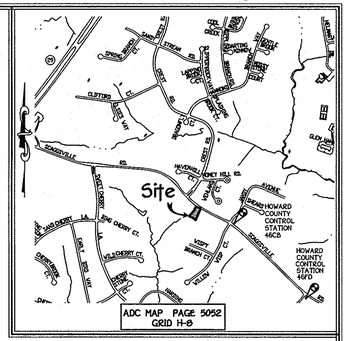
SOILS LEGEND		
SOIL	NAME	CLASS
GLB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GLC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B

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

LEGEND	
~492~	EXISTING 2' CONTOURS
~490~	EXISTING 10' CONTOURS
492	PROPOSED CONTOUR
	SHEET FLOW (5% 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 / MLC2	SOILS LINES AND TYPE
	SPECIMEN TREE
L.O.D.	LIMIT OF DISTURBANCE (L.O.D.)
SSF	SUPER SILT FENCE
TP	TREE PROTECTION
ECM	EROSION CONTROL MATTING



VICINITY MAP
SCALE : 1" = 1200'

General Notes:

1. Previous Department Of Planning And Zoning File Number: F-99-178
2. No Forest Exist On-Site.
3. This Plan Is Exempt From The Requirements Of The Forest Conservation Program Per Section16.1202(b)(1)(i) Of The Howard County Code Because The Property Is Less Than 40,000 s.f.
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 January, 2011 By Fisher, Collins & Carter, Inc.
6. No Wetlands Exist On Site As Certified By Eco-Science Professionals, Inc. On March 23, 2011.

SITE ANALYSIS DATA

1. TOTAL AREA OF SUBJECT PROPERTY = 0.446 ACRES
2. DEVELOPABLE AREA: 0.446 ACRES
3. WETLAND AREA: NONE
4. FLOODPLAIN: NONE
5. FOREST: NONE
6. STEEP SLOPES: NONE
7. EROSION SOILS: NONE
8. LIMIT OF DISTURBANCE: 0.33 ACRES
9. PROPOSED SITE USE: RESIDENTIAL
10. GREEN OPEN AREA: 0.354 ACRES
11. IMPERVIOUS AREA: 0.092 ACRES

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 Lot 15 as follows:

1. Stormwater requirements will be met by using Dry Wells (M-5) for Rooftop runoff. The Driveway runoff will be treated by using Non-Rooftop Disconnection (N-2). These facilities will provide the required ESD volumes for the proposed house and Driveway. These practices shall be privately owned and maintained in accordance with individual Declarations of Covenants.

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 maintained as closely as possible during and after the development of the site.
3. Efforts have been made to reduce the impervious areas; the final house type has been selected, it may be possible to reduce the site imperviousness though better site design.
4. The required Sediment and Erosion control measures consisting of super silt fence; a stabilized construction entrance and Erosion Control Matting 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.

IMPERVIOUS AREA

HOUSE -	5540 SQ.FT.
DRIVEWAY -	6420 SQ.FT.
TOTAL	11,960 SQ.FT.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

DATE	DESCRIPTION REVISION BLOCK

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. 20784, EXPIRATION DATE: 2/22/2013.

3-29-11
DATE

OWNERS

BRUCE W. SAILER
DONNA V. SAILER
10837 SCAGGSVILLE ROAD
LAUREL, MD. 20723-1005
443-224-0123 (C)
301-713-3256 (H)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development JEH — Date 3/31/11

Chief, Development Engineering Division MSP — Date 4/1/11

SUBDIVISION			SECTION/AREA		LOT NO.
HIGDON HEIGHTS			N/A		1
PLAT NUMBER	PARCEL NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
14177	101	R-20	46	6th	

ENVIRONMENTAL CONCEPT PLAN

HIGDON HEIGHTS
LOT 1

TAX MAP No.: 46 GRID No.: 11 PARCEL No.: 101

Sixth ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=30' DATE: MARCH 29, 2011

SHEET 1 OF 1

ECP-11-045

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