

| STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET (NOT TO SCALE) | | |
|--|--|---------------|
| EXISTING NOTE | TYPICAL NOTE TEXT | PROPOSED NOTE |
| --- | ONSITE PROPERTY LINE / R.O.W. LINE | --- |
| --- | NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE | --- |
| --- | EASEMENT LINE | --- |
| --- | SETBACK LINE | --- |
| --- | CONCRETE CURB & GUTTER | --- |
| --- | UTILITY POLE WITH LIGHT | --- |
| --- | POLE LIGHT | --- |
| --- | TRAFFIC LIGHT | --- |
| --- | UTILITY POLE | --- |
| --- | TYPICAL LIGHT | --- |
| --- | ACORN LIGHT | --- |
| --- | TYPICAL SIGN | --- |
| --- | CONTOUR LINE | --- |
| --- | SANITARY SEWER LATERAL | --- |
| --- | UNDERGROUND WATER LINE | --- |
| --- | UNDERGROUND ELECTRIC LINE | --- |
| --- | UNDERGROUND GAS LINE | --- |
| --- | OVERHEAD WIRE | --- |
| --- | UNDERGROUND TELEPHONE LINE | --- |
| --- | UNDERGROUND CABLE LINE | --- |
| --- | STORM SEWER | --- |
| --- | SANITARY SEWER MAIN | --- |
| --- | HYDRANT | --- |
| --- | SANITARY MANHOLE | --- |
| --- | STORM MANHOLE | --- |
| --- | WATER METER | --- |
| --- | WATER VALVE | --- |
| --- | TYPICAL END SECTION | --- |
| --- | HEADWALL OR ENDWALL | --- |
| --- | YARD INLET | --- |
| --- | CURB INLET | --- |
| --- | CLEAN OUT | --- |
| --- | ELECTRIC MANHOLE | --- |
| --- | TELEPHONE MANHOLE | --- |
| --- | ELECTRIC BOX | --- |
| --- | ELECTRIC PEDESTAL | --- |
| --- | MONITORING WELL | --- |
| --- | BENCHMARK | --- |
| --- | BORING | --- |
| --- | FLOODPLAIN | --- |
| --- | STEEP SLOPES (>25%) | --- |
| --- | STEEP SLOPES (15%-25%) | --- |
| --- | IMPERVIOUS AREA | --- |
| --- | MICROBIORETENTION FACILITY NUMBER | --- |
| --- | WATER QUALITY FACILITY DRAINAGE AREA | --- |
| --- | DIVERSION DIKE | --- |
| --- | SUPER SILT FENCE | --- |
| --- | TREE PROTECTION | --- |

| STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET (NOT TO SCALE) | | |
|--|--|---------------|
| EXISTING NOTE | TYPICAL NOTE TEXT | PROPOSED NOTE |
| --- | STABILIZED CONSTRUCTION ENTRANCE | --- |
| --- | SILT FENCE | --- |
| --- | SOILS LINE | --- |
| --- | WETLAND BUFFER | --- |
| --- | STREAM BUFFER | --- |
| --- | TREELINE | --- |
| --- | (TBR) | --- |
| --- | PERVIOUS PAVEMENT | --- |
| --- | FOREST CONSERVATION AREA | --- |
| --- | OVERFLOW INLET | --- |
| --- | FLOW THROUGH INLET | --- |
| --- | SANITARY INLET | --- |
| --- | CURB INLET | --- |
| --- | REFORESTATION AREA | --- |
| --- | SPECIMEN TREE TO BE REMOVED IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL OF WP-13-048 | --- |
| --- | PERENNIAL STREAM | --- |
| --- | INTERMITTENT STREAM | --- |

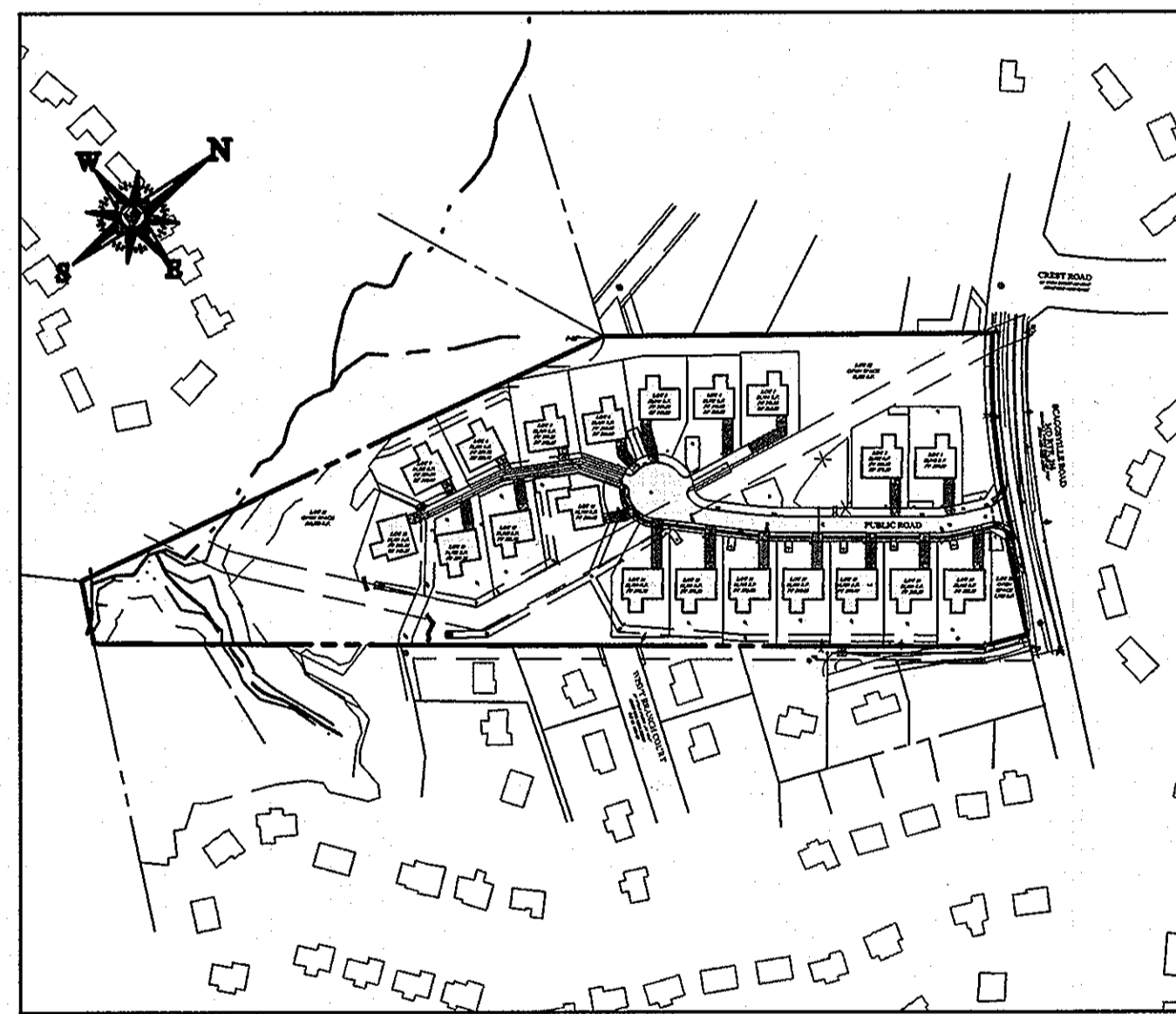
| SOILS TABLE | | | |
|-------------|--|------------------------|----------------------|
| SOILS NAME | SOILS DESCRIPTION | HYDROLOGIC SOILS GROUP | HIGHLY ERODIBLE SOIL |
| GhB | GLENELG-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES | B | YES |
| GmB | GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES | C | YES |
| GnB | GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES | C | YES |
| GuB | GLENVILLE-URBAN LAND-UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES | C | YES |
| MaB | MANOR LOAM, 3 TO 8 PERCENT SLOPES | B | NO |
| MaC | MANOR LOAM, 8 TO 15 PERCENT SLOPES | B | YES |

| SHEET INDEX | |
|---|--------------|
| SHEET TITLE | SHEET NUMBER |
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| ENVIRONMENTAL CONCEPT PLAN | 2 |
| ENVIRONMENTAL EROSION AND SEDIMENT CONTROL PLAN | 3 |
| SWM DRAINAGE AREA MAP | 4 |

ENVIRONMENTAL CONCEPT PLAN

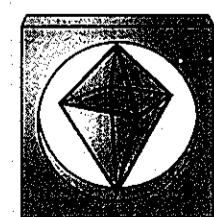
FOR HIGDON PROPERTY

LOCATION OF SITE
6TH ELECTION DISTRICT
TAX MAP 46, GRID 11, PARCEL 56,
HOWARD COUNTY, MARYLAND



LOCATION MAP
SCALE: 1"=250'

PREPARED BY



BOHLER
ENGINEERING

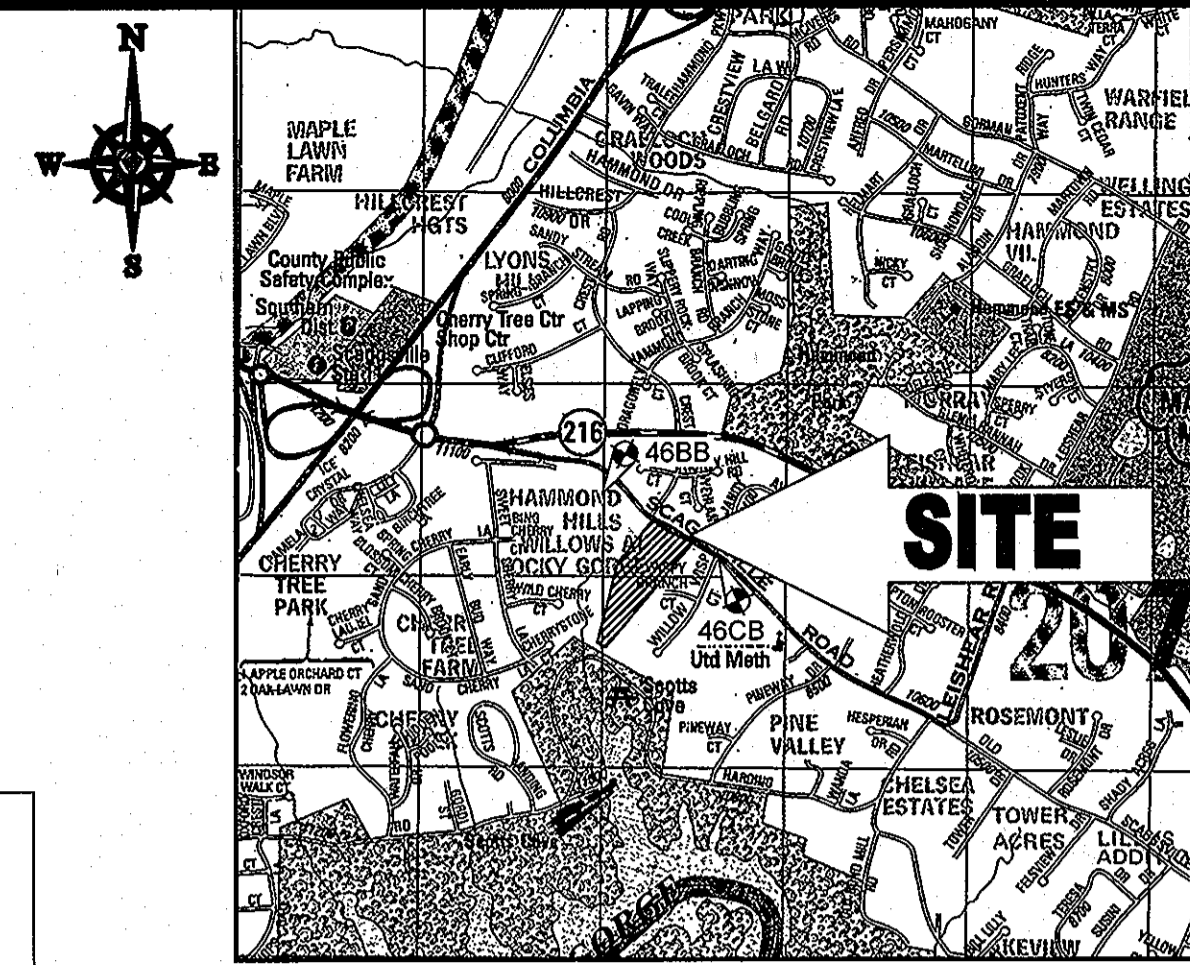
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204

Phone: (410) 821-7900
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CONTACT: BRANDON R. ROWE, P.E.

| BENCHMARK | |
|--|--|
| GEODETIC SURVEY CONTROL - 46BB ELEV. 422.444' N 538,306.4913 E 1,341,329.1023 | |
| GEODETIC SURVEY CONTROL - 46CB ELEV. 394.623' N 537,153.9429 E 1,344,291.3654 | |



VICINITY MAP
COPYRIGHT ADD THE MAP PEOPLE
PERMIT USE NO. 20502155-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 51608/1

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20.
- THE PROPERTY BOUNDARY AND EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY BY BOHLER ENGINEERING, TITLED BOUNDARY & TOPOGRAPHIC SURVEY, HIGDON PROPERTY, 10883 SCAGGSVILLE ROAD, 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND, FILE NO. SD122068, DATED 10-09-12, LAST REVISED 11-13-12.
- EXISTING UTILITIES ARE BASED ON CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
EX. 12" WATER - CONTRACT NO. 24-1074-D
EX. 8" SEWER - CONTRACT NO. 20-1777, 24-4687-D
- A WETLAND DELINEATION REPORT WAS COMPLETED FOR THIS PROJECT BY ECO-SCIENCE PROFESSIONALS, INC. ON 9/21/12 AND AT CURRENT STAND DELINEATION REPORT WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC. ON 9/21/12 AND 9/22/12.
- AN OBVIOUSLY NON-CRITICAL FLOODPLAIN STUDY WAS COMPLETED FOR THIS PROJECT BY BOHLER ENGINEERING DATED NOVEMBER 2012.
- ALL ENVIRONMENTALLY SENSITIVE AREAS SHALL REMAIN UNDISTURBED WITH THE EXCEPTION OF APPROXIMATELY 0.04 AC. OF STEEP SLOPES LOCATED NEAR THE CENTER OF THE SITE.
- THERE ARE NO CEMETERIES OR HISTORICAL FEATURES KNOWN ON-SITE.
- APPLICABLE DPZ FILE NUMBERS: WP-13-048, BA-95-028, SP-13-008
- THE APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN.
- REVIEW OF THIS PROJECT AGAINST THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN STAGE. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- ALL DRAINAGE AREAS GREATER THAN 2.0 ACRES WILL BE REQUIRED TO PROVIDE TEMPORARY STORMWATER MANAGEMENT DURING CONSTRUCTION.
1. THE ALLOWANCE OF A 15' MINIMUM SETBACK FROM EX. UNDERGROUND GAS TRANSMISSION MAIN EASEMENT IN LIEU OF THE REQUIRED 30' SETBACK (SECTION 16.1205(B)(1)).
2. THE REMOVAL OF 10 SPECIMEN TREES (SECTION 16.1205(A)(10)).
APPROVED: 1/30/13
APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. SECTION 16.1205(B)(9)(I):
a. DPZ APPROVES THE REDUCTION OF THE 30' REQUIRED SETBACK FROM THE EDGE OF THE UTILITY EASEMENT FROM THE EXISTING 30' TO 15' FROM THE EDGE OF THE UTILITY EASEMENT FOR LOTS 13 AND 14 ONLY.
b. ON LOTS 13 AND 14 THE APPOINTED SIDE BRL'S SHOULD BE DRAWN 15' FROM AND PARALLEL TO THE EDGE OF THE UTILITY EASEMENT.
c. ON LOTS 2 AND 3 THE FRONT BRL'S DRAWN 30' FROM AND PARALLEL TO THE EDGE OF THE UTILITY EASEMENT.
d. THE DEVELOPER SHALL PLACE A BOLD NOTE WITHIN LOTS 13 AND 14 ON THE PRELIMINARY EQUIVALENT SKETCH PLAN (SP-13-008) AND ALL FUTURE FINAL PLATS AND SDPS THAT DESCRIBES THIS SETBACK REDUCTION FROM 30' TO 15'.
2. SECTION 16.1205(A)(7):
a. MITIGATION FOR THE REMOVAL OF THE TEN(10) SPECIMEN TREES (A, D, E, F, G, H, L, M, N & O AS IDENTIFIED ON THE ENVIRONMENTAL CONCEPT PLAN AND THE WAIVER PETITION EXHIBIT AS TO BE REMOVED) WILL CONSIST OF ONE(1) 2" CALIBER TREES FOR EACH ONE(1) REMOVED OF IDENTICAL SPECIES. THESE TEN(10) TREES WILL BE PLACED WITHIN CLOSE PROXIMITY TO THE LOCATION OF THE ORIGINAL SPECIMEN TREE AND WILL BE IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING AS DEPICTED ON THE WAIVER PETITION EXHIBIT. COSTS TO COVER THE INSTALLATION OF THESE TREES SHALL BE INCLUDED IN THE PERIMETER LANDSCAPING ESTIMATE, AND SURETY AND INSPECTION FEES SHALL BE POSTED WITH THE DPW DEVELOPER'S AGREEMENT AT THE FINAL PLAN STAGE FOR THIS DEVELOPMENT.
b. THE REMOVAL OF ANY OF THE REMAINING SIX(6) SPECIMEN TREES (TREES B, C, I, J, K & P) NOT DESIGNATED FOR REMOVAL UNDER THIS WAIVER PETITION WP-13-048 WOULD REQUIRE A SEPARATE WAIVER PETITION APPROVAL IN ACCORDANCE WITH SECTION 16.1205(A)(7) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
3. ON ECP-13-008, SP-13-008 AND ALL SUBSEQUENT PLANS AND PLATS, PROVIDE A BRIEF DESCRIPTION OF THIS WAIVER PETITION WP-13-048 AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.

DESIGN NARRATIVE

THE AREA OF THIS SUBMISSION IS APPROXIMATELY 11.36 ACRES. THE SITE IS PARTIALLY WOODED, WITH THREE (3) EXISTING DWELLINGS AND ASSOCIATED DRIVEWAYS. THERE ARE STREAMS LOCATED ALONG THE SOUTHERLY PROPERTY LINES. THERE IS A HIGH POINT THAT IS LOCATED AT THE NORTHERN SIDE OF THE SITE WITH THE LAND FALLING TOWARD THE STREAMS LOCATED SOUTH OF THE SITE.

THE PROPOSED DEVELOPMENT SHALL REMOVE THE EXISTING STRUCTURES AND DRIVEWAYS. IT WILL CONSIST OF 20 SINGLE FAMILY DWELLINGS WITH DRIVEWAYS. IT WILL ALSO CONSIST OF ONE (1) PUBLIC ROAD AND TWO (2) PRIVATE ROADS.

ALL ENVIRONMENTALLY SENSITIVE AREAS (I.E. 100-YEAR FLOODPLAIN, WETLANDS, STREAMS, AND THEIR BUFFERS) SHALL REMAIN UNDISTURBED WITH THE EXCEPTION OF APPROXIMATELY 0.04 AC. OF STEEP SLOPES LOCATED NEAR THE CENTER OF THE SITE AND APPROXIMATELY 1.39 AC. OF HIGHLY ERODIBLE SOILS.

NATURAL FLOW PATTERNS SHALL BE PRESERVED IN THAT ALL PROPOSED PRACTICES SHALL DISCHARGE ON THE SIDES OF THE AFOREMENTIONED HIGH POINT IN WHICH THEY ARE LOCATED. THE PRACTICES ARE GENERALLY DISPERSED THROUGHOUT THE SITE AND SHALL DISCHARGE ALONG THE OUTER EDGE OF THE SITE TO MIMIC THE LAYOUT OF THE NATURAL GROUND AS IT ENTERS THE STREAMS.

SEDIMENT AND EROSION CONTROL SHALL COMPLY WITH THE LATEST EDITION OF THE MDE STANDARDS AND SPECIFICATIONS FOR SEDIMENT CONTROL AS SHOWN ON THE ACCOMPANYING ECP AND SUBSEQUENT SITE DEVELOPMENT PLAN.

IT IS CONCLUDED THAT ALL ESD TO THE MEP REQUIREMENTS AS DEFINED IN THE STORMWATER MANAGEMENT ACT OF 2007 HAVE BEEN MET FOR THE PROPOSED DEVELOPMENT. THE WATER QUALITY HAS BEEN PROVIDED BY THE IMPLEMENTATION OF MICRO-BIORETENTION (M-B) FACILITIES. RECHARGE HAS BEEN MET BY PROVIDING PERVIOUS PAVEMENT (A-2).

SITE ANALYSIS DATA SHEET

| | |
|----------------------------------|----------|
| GROSS AREA | 11.36 AC |
| FLOODPLAIN AND FLOODPLAIN BUFFER | 0.14 AC |
| STEEP SLOPES 25% OR GREATER | 0.08 AC |
| NET AREA | 11.16 AC |
| WETLANDS AND WETLAND BUFFER | 0.84 AC |
| STREAM BUFFER | 1.05 AC |
| FORESTED AREA (PER PSD) | 2.19 AC |
| ERODIBLE SOILS | 1.39 AC |
| LIMIT OF DISTURBANCE | 9.06 AC |
| PROPOSED IMPERVIOUS AREA | 2.43 AC |
| GREEN OPEN AREA | 6.63 AC |
| TOTAL AREA OF LOTS | 10.51 AC |

OWNER

EULA P. HIGDON, TRUSTEE
296 CLOSE QUARTER DRIVE
WHITE STONE, VA 22578
CONTACT: TERESA MARIAN DUSTIN
PHONE: (301) 503-1882

DEVELOPER

ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD, SUITE 205
COLUMBIA, MD 21042
CONTACT: JASON VAN KIRK
PHONE: (410) 720-3021

PROFESSIONAL CERTIFICATION
I, BRANDON R. ROWE, 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. 42699, EXPIRATION DATE: 7/2/13

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
BOWEN, MD
SOUTHBRIDGE, MA
ROXBOROUGH, NH
ROXBOROUGH, NY
CHRYSLER VALLEY, PA
TAMPA, FL

PHILADELPHIA, PA

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

| REVISIONS | | | | |
|-----------|---------|---------------------|-----|--|
| REV | DATE | COMMENT | BY | |
| 1 | 1/9/13 | PER COUNTY COMMENTS | RLB | |
| 2 | 2/15/13 | PER COUNTY COMMENTS | RLB | |

THE FOLLOWING STATES REQUIRE NOTIFICATION BY ARCHITECTS, DESIGNERS, OR ANY PERSON PREPARED TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF MARYLAND, IN THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
DATE: 1/30/13
HW: 1-800-245-4848 (PA: 1-800-243-7777) DC: 1-800-257-7777
VA: 1-800-652-7001 MD: 1-800-221-7777 (DC: 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD122068
DRAWN BY: RLB
CHECKED BY: BRB
DATE: 1/14/12
SCALE: AS NOTED
CAD ID: ECP2

ENVIRONMENTAL CONCEPT PLAN

FOR HIGDON PROPERTY

10883 SCAGGSVILLE ROAD
LAUREL, MD 20723
HOWARD COUNTY
ZONE: R-20
TM 46, GRID 11, PARCEL 56
6TH ELECTION DISTRICT

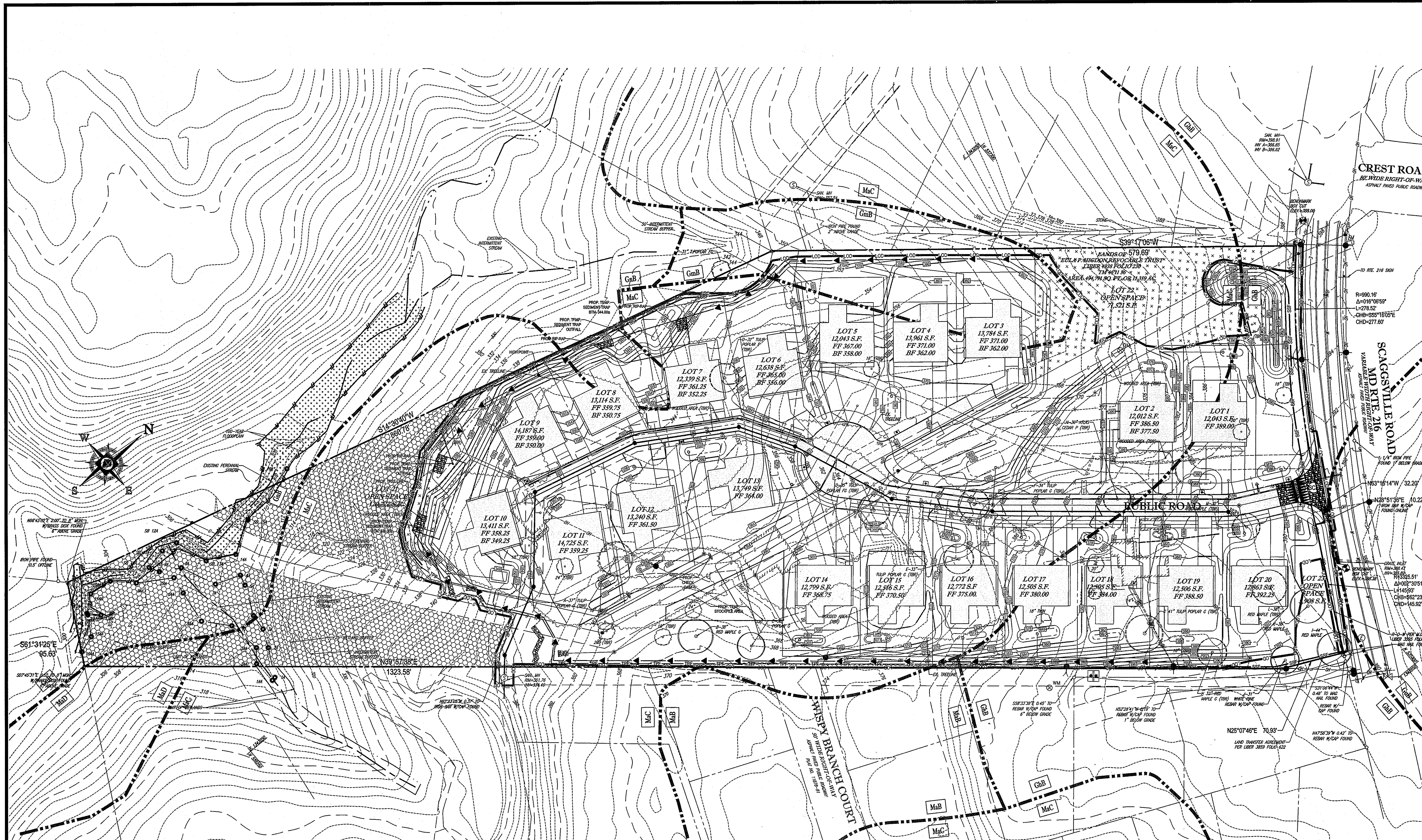
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BRANDON R. ROWE
REGISTERED PROFESSIONAL ENGINEER
STATE OF MARYLAND
2/15/13

SHEET TITLE
COVER SHEET

SHEET NUMBER:
1
OF 4



EROSION AND SEDIMENT CONTROL NOTES

- TEMPORARY DIVERSION DIKS SHALL HAVE A MIN. SLOPE OF 0.50%.

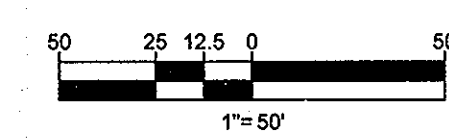
HIGDON PROPERTY
20 SINGLE FAMILY DETACHED UNITS

CUT/FILL ANALYSIS
TOTAL CUT = 32,000 CY
TOTAL FILL = 32,000 CY
TOTAL IMPORT = 0 CY
LIMIT OF DISTURBANCE: 394,591 S.F. OR 9.06 AC.

OWNER
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APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 2/27/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 2/24/13
CHIEF-DIVISION OF LAND DEVELOPMENT DATE

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORKS AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER ENGINEERING
CORPORATE OFFICE:
WARREN, NJ
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
OFFICES:
SOUTHBRIDGE, MA
ALBANY, NY
DALLAS, TX
PORT VALLEY, PA
TOWSON, MD
TERRILL, VA
PORT LAUDERDALE, FL
PHILADELPHIA, PA

REVISIONS

| REV | DATE | COMMENT | BY |
|-----|---------|---------------------|-----|
| 1 | 1/9/13 | PER COUNTY COMMENTS | RLB |
| 2 | 2/15/13 | PER COUNTY COMMENTS | RLB |

NOT APPROVED FOR CONSTRUCTION

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VA 1-800-552-7001 (MD 1-800-257-7777) DE 1-800-282-8555

ENVIRONMENTAL CONCEPT PLAN

PROJECT No.: MD122066
DRAWN BY: RLB
CHECKED BY: BRB
DATE: 11/14/12
SCALE: 1" = 60'
CAD I.D.: ECP2

HIGDON PROPERTY
10883 SCAGGSVILLE ROAD
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B.R. ROME
PROFESSIONAL ENGINEER

ENVIRONMENTAL EROSION AND SEDIMENT CONTROL PLAN

SHEET TITLE:
SHEET NUMBER:
3
OF 4

