

SHEET INDEX	
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6	DRAINAGE AREA AND SOILS MAP

# ENVIRONMENTAL CONCEPT PLAN

## FOX WOOD MANOR

LOTS 1 - 37, OPEN SPACE LOTS 38 THRU 40

ZONING: R-SC (RESIDENTIAL: SINGLE CLUSTER) DISTRICT

TAX MAP No. 50 GRID No. 1 PARCEL Nos. 405, 429, 468

### SWM NARRATIVE

**Introduction:**  
This report will demonstrate how the criteria set forth in the Maryland Stormwater Design Manual, Volumes I and II (effective October 2000, revised May 2009) will be satisfied on this project. The goal of creating hydrology similar to that of "Woods in Good Condition" will be accomplished through the use of the practices contained within Chapter 5 of said manual. The achievement of this goal will remove the requirement of providing Channel Protection Volume.

#### General Site Conditions:

The Fox Woods Lots 1 - 37 Open Space Lots 38 Thru 40 is zoned R-SC and is located on Tax Map 50, Parcel Nos. 405, 429, 468 of the Howard County, Maryland Tax Map Database System. The property consists of 9.386 acres of which no acres are encumbered with a Preservation Easement Dedicated to Howard County Maryland Agricultural Land Preservation Program. There is existing dwellings and accessory structures located on each of the aforementioned parcels. Only the dwelling located on parcel 405 will remain, all other structures will be razed. The western portion of this site drains to a culvert located within the 1-95 right of way. The remaining portion of the drains to the south where a wetland area is located. This portion of the site has drainage entering it from the north, which through the proposed design will be diverted into an inlet and piped through the subject site to the previously mentioned wetland area. There are no woods on this site and the specimen trees located along the southern boundary will not be removed. Soils on site consist of Cab, CcC, CrO, Fa, GgB, GmB, MAD, and UAF however only the "B" class soils exist in the area within the Limit of Disturbance.

#### I. Natural Resource Protection:

This design will not disturb the specimen tree located along the southern boundary. There are environmentally sensitive features such as existing stream and wetlands on-site. Proper sediment control devices will be provided upland of the wetlands and its associated buffers located to the south on the adjacent property and also provided within the wetland and stream on the subject property located south of Twin Tavern Trail. No special environmental considerations are required.

#### II. Maintenance of Natural Flow Patterns:

This design seeks to keep the original drainage divides with only minor adjustments. One adjustment to note is the drainage entering this site from the north. As mentioned previously, the proposed design works to divert this drainage into an inlet and piped through the subject site to the previously mentioned wetland area in an effort to keep the original area contributing to the existing wetlands.

#### III. Reduction of impervious areas through better site design, alternative surfaces and Nonstructural Practices

This site reduces the overall need for impervious surfaces by taking advantage of several use-in-common driveways and by keeping the original River Hill Road as it exist today. All proposed impervious areas will receive the full E50v for the required Pe.

#### IV. Integration of Erosion and Sediment Controls into Stormwater Strategy:

This site proposes to use Four (4) Stone Outlet Sediment Traps in the location of proposed M-6 Micro Bio-retention Facilities.

#### V. Implementation of E50 Planning Techniques and practices to the Maximum Extent Practicable (MEP)

The full E50v is being provided for all areas requiring treatment. This will be accomplished by the use of several M-6 Micro Bio-retention Facilities, N-1 Rooftop Disconnection Credits and N-2 Non-Rooftop Disconnection Credit.

#### VI. Request for Design Manual Waiver:

No design manual waivers are anticipated at this time.

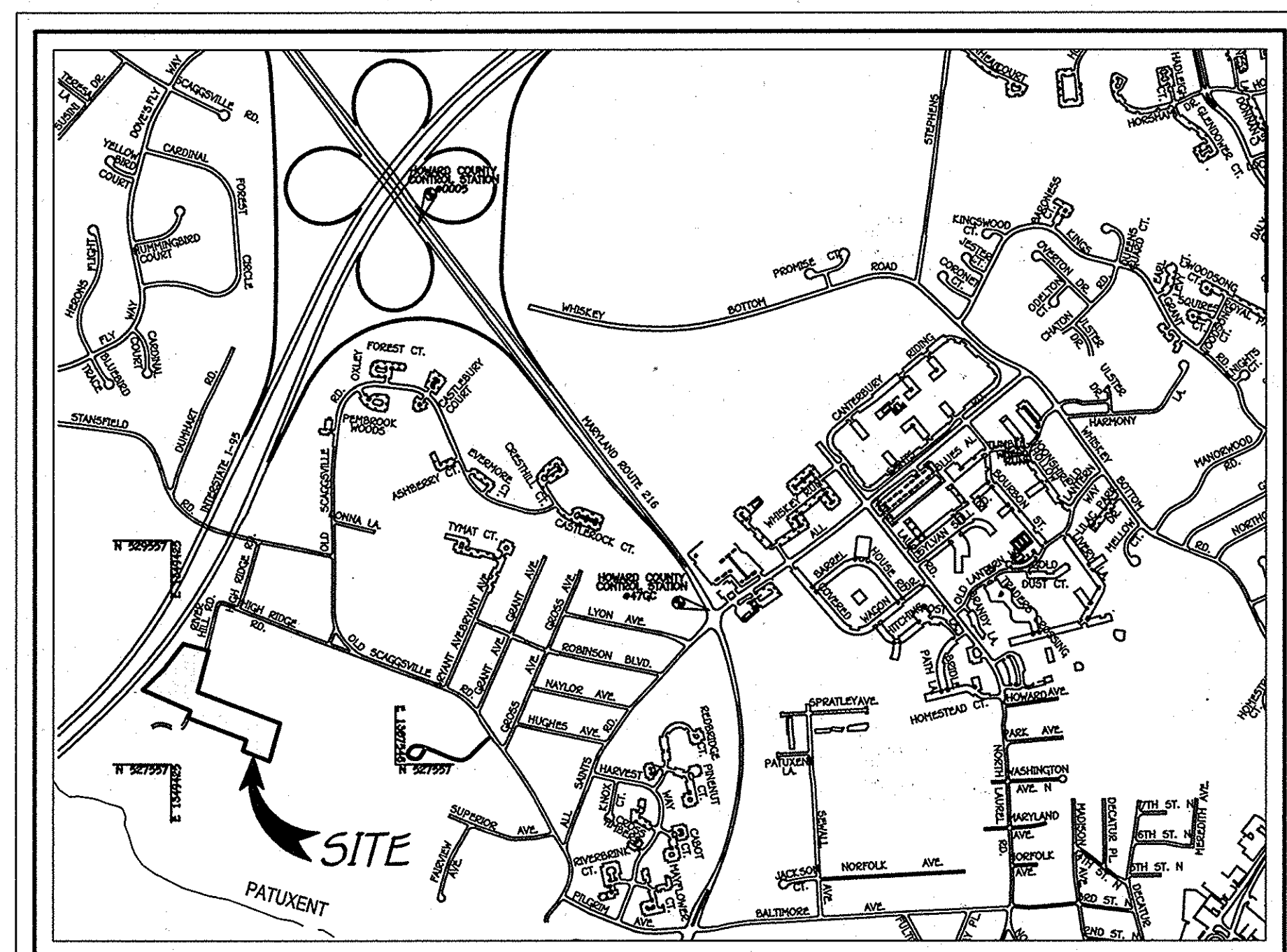
#### SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 9.386 AC.\*
- B. LIMIT OF DISTURBED AREA = 8.19 AC.\*
- C. PRESENT ZONING DESIGNATION = R-SC PER 10/6/13 COMPREHENSIVE ZONING PLAN
- D. PROPOSED USE: SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED HOUSING
- E. TOTAL NUMBER OF UNITS PROPOSED: 37 UNITS
- F. OPEN SPACE TABULATION SEE TABULATION SUMMARY THIS SHEET.
- G. RECREATIONAL OPEN SPACE SEE TABULATION SUMMARY THIS SHEET.
- H. BUILDING COVERAGE OF SITE: 0.96 AC\* OR 10%
- I. PREVIOUS HOWARD COUNTY FILES: SOP-05-057, AND ECP-13-074.
- J. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE: 0.0 AC\*
- K. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.0 AC\*
- L. NET TRACT AREA = 9.386 AC.
- M. TOTAL AREA - FLOODPLAIN - STEEP SLOPES AREA (9.386 AC (0.0 AC + 0.0 AC)) = 9.386 AC\*
- N. TOTAL AREA OF WETLANDS (INCLUDING BUFFERS) LOCATED ON SITE = 0.5 AC.\*
- O. TOTAL FOREST 2.5 AC.\*
- P. TOTAL GREEN OPEN AREA = 4.42 AC.\*
- Q. TOTAL IMPERVIOUS AREA = 2.47 AC.\*
- R. AREA OF GEORABLE SOILS = 8.42 AC.\*
- S. TOTAL NUMBER OF PARKING SPACES REQUIRED = 79 SPACES
  - a. SINGLE FAMILY DETACHED PARKING = 42 SPACES (21 SPA X 2 SPACES/UNITS)
  - b. TOWNHOUSE PARKING REQUIRED = 37 SPACES (18 SPA X 2 SPACES/UNITS)
  - c. OVERFLOW PARKING REQUIRED = 5 SPACES (0.3 SPACES X 16 SPA)
- T. TOTAL NUMBER OF PARKING SPACES PROVIDED = 126 SPACES
  - a. SINGLE FAMILY DETACHED PARKING = 84 SPACES (TWO CAR GARAGE AND TWO SPACES ON DRIVEWAY)
  - b. SINGLE FAMILY ATTACHED PARKING AREAS = 42 SPACES

#### FOREST CONSERVATION WORKSHEET VERSION 1.0

PROJECT: FOX WOODS MANOR  
DATE: JUNE 11, 2013

NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	9.39
B. DEDUCTIONS (AREA WITHIN 100 YEAR FLOODPLAIN)	0.00
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.00
D. NET TRACT AREA	9.39
LAND USE CATEGORY: HIGH DENSITY RESIDENTIAL	
E. AFFORESTATION THRESHOLD (NET TRACT AREA EC1 x 15%)	1.41
F. CONSERVATION THRESHOLD (NET TRACT AREA EC1 x 20%)	1.88
EXISTING FOREST COVER	
G. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	2.50
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	-
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.62
BREAK-EVEN POINT	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	1.1
K. CLEARING PERMITTED WITHOUT MITIGATION	2.00
L. CLEARING PERMITTED WITHOUT MITIGATION	0.50
PROPOSED FOREST CLEARING	
M. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE	2.05
N. TOTAL AREA OF FOREST TO BE RETAINED	0.45
PLANTING REQUIREMENTS	
O. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0.18
P. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	2.86
Q. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0.00
R. TOTAL REFORESTATION REQUIRED	3.02
S. TOTAL AFFORESTATION REQUIRED	0.00
T. TOTAL PLANTING REQUIREMENT	3.02



HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 479C  
N 529939.7281  
E 1354223.5536  
ELEVATION: 226.272'

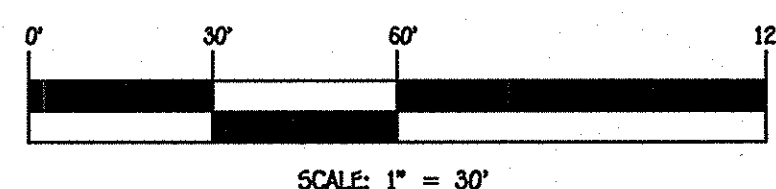
HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 0051  
N 532404.1563  
E 1351627.3343  
ELEVATION: 349.099'

REFER TO HOWARD CO. ADC MAP 39-F7

#### VICINITY MAP

SCALE: 1" = 1200'

## FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



NO.	REVISION	DATE



#### PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.

*Frank John Thomsen* 8/12/14  
FRANK JOHN THOMSEN II DATE

#### OWNERS

KENNETH ECKER  
LISA MARCELLINO - ECKER  
9131 RIVER HILL RD  
LAUREL, MARYLAND 20723-1781  
(410)-977-0422

MICHAEL R MARCELLINO  
AUDREY HOLST  
9120 RIVER HILL RD  
LAUREL, MARYLAND 20723-1781  
(410)-977-0422

BONNY A MARCELLINO  
THOMAS M MARCELLINO  
9141 RIVER HILL RD  
LAUREL, MARYLAND 20723-1781  
(410)-977-0422

#### DEVELOPER

LAND DESIGN & DEVELOPMENT  
5300 DOBNEY HALL DRIVE  
SUITE 102  
ELLCOTT CITY, MARYLAND 21042  
(410)-977-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*V. Stokel* 8-13-14  
Chief, Division of Land Development Date

*Ch. Ed. ...* 8-19-14  
Chief, Development Engineering Division NY Date

PROJECT	SECTION	PARCEL NOS.
FOX WOODS	-	405, 429, 468
DEED	BLOCK NO.	ZONE
L 6116 F 994	-	R-SC
L 3229 F 243	-	-
L 9451 F 622	-	-
TAX/ZONE	ELEC. DIST.	CENSUS TR.
50	FIRST	6012.02
WATER CODE	SEWER CODE	
N/A	N/A	

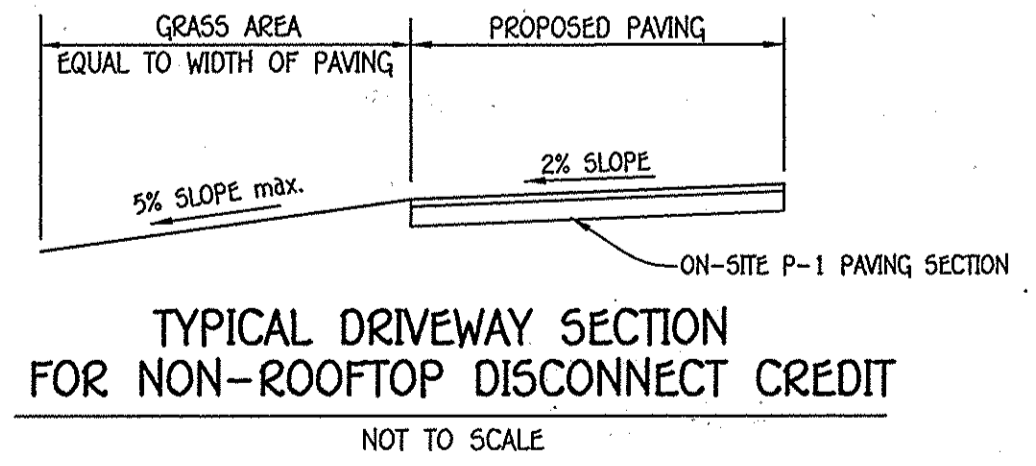
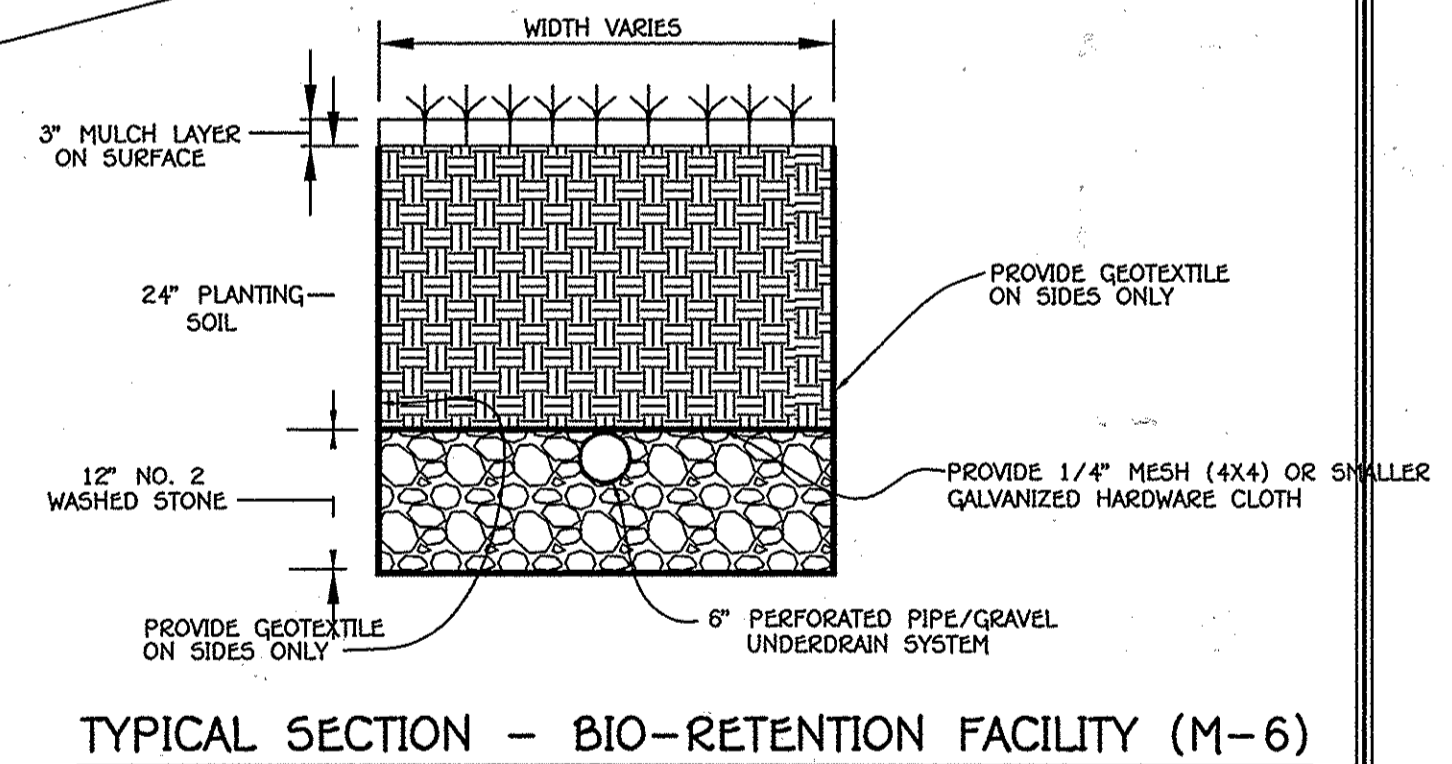
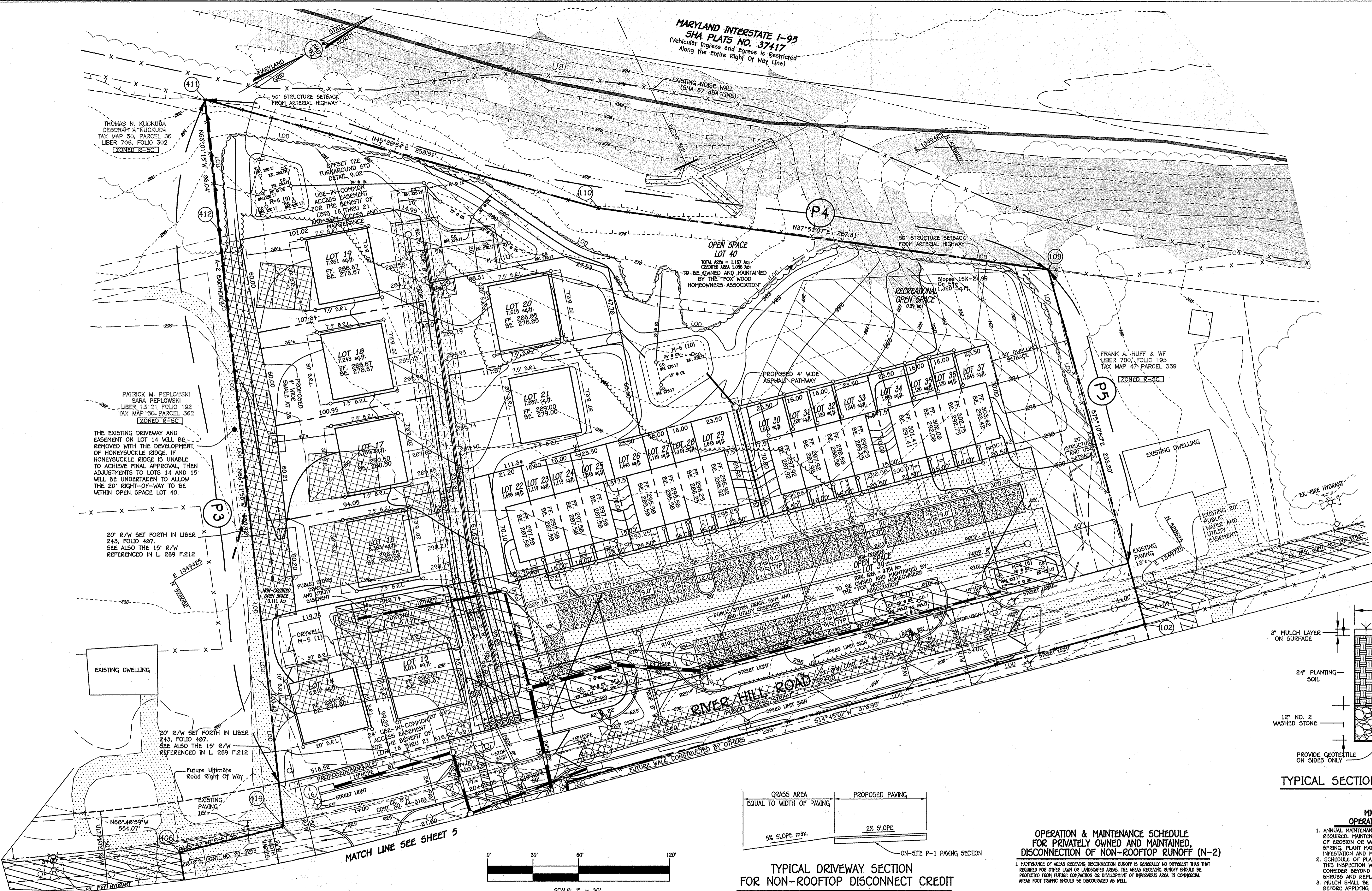
#### TITLE SHEET

FOX WOOD MANOR  
LOTS 1 THRU 37 AND  
OPEN SPACE LOTS 38 THRU 40

ZONED: R-SC TAX MAP NO.: 50 GRID NO.: 1  
PARCEL NOS.: 405, 429, 468  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=30' DATE: AUGUST 12, 2014  
SHEET 1 OF 6 ECP-13-074

**MARYLAND INTERSTATE I-95  
SHA PLATS NO. 37417**  
(Vehicle Ingress and Egress is Restricted  
Along the Entire Right Of Way Line)

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X-M-S-L-E	SPOT ELEVATION
---	LIMIT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	BUILDING AND DRIVES TO BE DEMO
---	SUPER SALT FENCE
---	SALT FENCE
---	DEMOTES EXISTING TREES TO BE REMOVED
---	DEMOTES EXISTING TREES TO BE REMOVED
---	DEMOTES EXISTING TREES TO REMAIN



**OPERATION & MAINTENANCE SCHEDULE  
FOR PRIVATELY OWNED AND MAINTAINED,  
DISCONNECTION OF NON-ROOFTOP 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 COMPACTON OR DEVELOPMENT OF IMPERVIOUS AREA IN COMMERICAL AREAS FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

**MICRO-BIORETENTION (M-6)  
OPERATION & MAINTENANCE SCHEDULE**

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR BY SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDER BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE BLDG. - 10772 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-2855

**STATE OF MARYLAND  
PROFESSIONAL LAND SURVEYOR**

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.  
*Frank John Pambour* 8/12/14  
FRANK JOHN PAMBOUR II DATE

NO.	REVISION	DATE

**OWNERS**  
KENNETH ECKER  
LISA MARCELLINO - ECKER  
9131 RIVER HILL RD  
LAUREL, MARYLAND 20723-1781  
(410)-977-0422

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9141 RIVER HILL RD  
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5300 DORSEY HALL DRIVE  
SUITE 102  
ELLCOTT CITY, MARYLAND 21042  
(410)-977-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kat Stalder* 8-13-14  
Chief, Division of Land Development gmc Date

*Chad Ebbel* 8-19-14  
Chief, Development Engineering Division ny Date

PROJECT	SECTION	PARCEL NOS.
FOX WOODS		405, 429, 468

DEED	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
L 6116 F 594 L 3229 F 243 L 9451 F 622		R-SC	50	FIRST	6012.02

WATER CODE	SEWER CODE
N/A	N/A

**ENVIRONMENTAL CONCEPT PLAN**

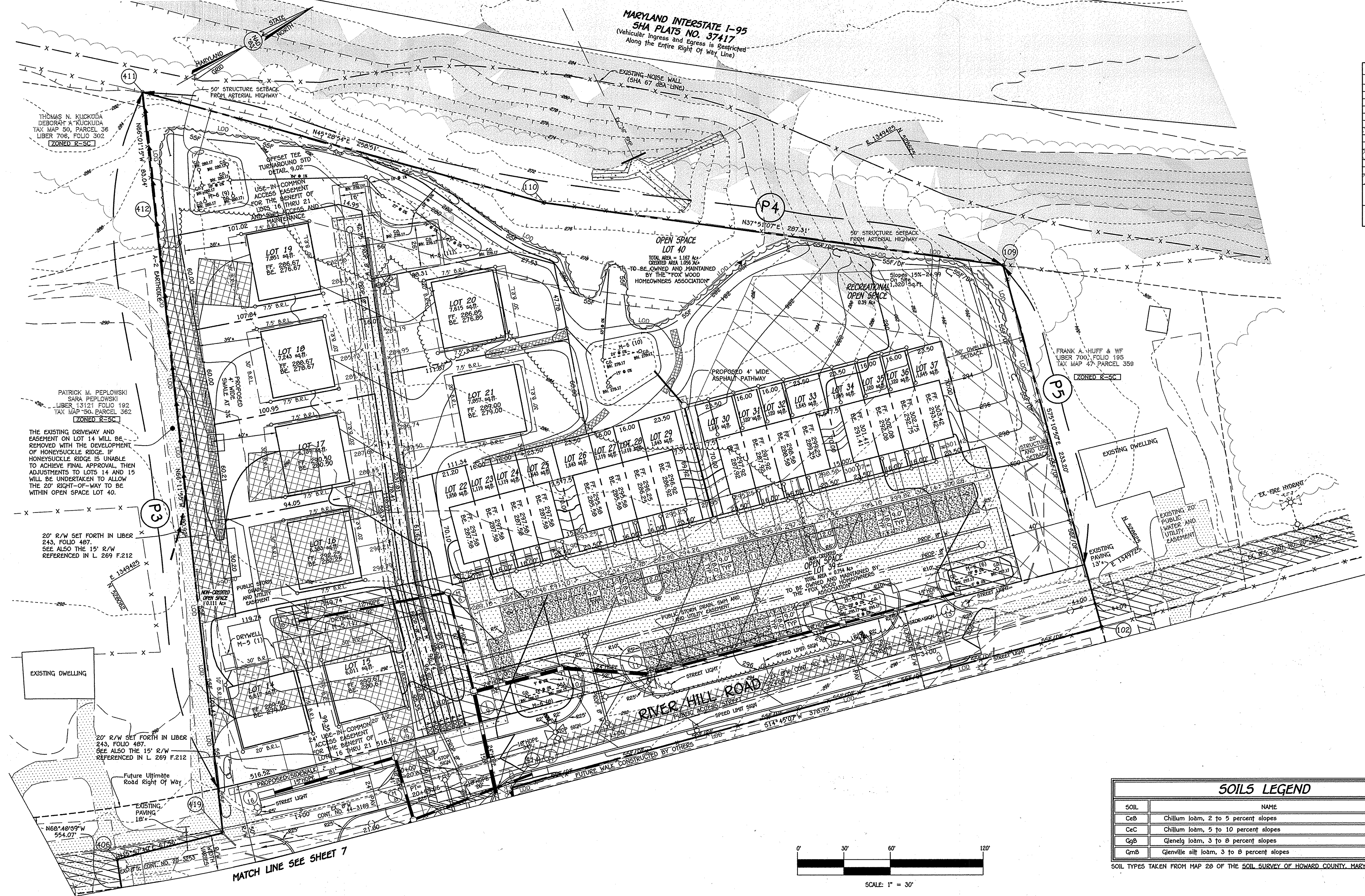
**FOX WOOD MANOR  
LOTS 1 THRU 37 AND  
OPEN SPACE LOTS 38 THRU 40**

ZONED: R-SC TAX MAP NO.: 50 GRID NO.: 1  
PARCEL NOS.: 405, 429, 468  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=30' DATE: AUGUST 12, 2014  
SHEET 2 OF 6 ECP-13-074



MARYLAND INTERSTATE I-95  
SHA PLATS NO. 37417  
(Vehicle Ingress and Egress is Restricted  
Along the Entire Right of Way Line)

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X=XXX	SPOT ELEVATION
---	LIMIT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASIMENT
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	BUILDING AND DRIVE TO BE DEMO
---	SUPER SALT FENCE
---	SALT FENCE
---	DEMOTES EXISTING FOREST TO BE REMOVED
---	DEMOTES EXISTING TREES TO BE REMOVED
---	DEMOTES EXISTING TREES TO REMAIN



THOMAS N. KUCKODA  
DEBORAH A. KUCKODA  
TAX MAP 50, PARCEL 38  
LIBER 706, FOLIO 302  
ZONED R-5C

PATRICK M. PEPELOWSKI  
SARA PEPELOWSKI  
LIBER 13121 FOLIO 192  
TAX MAP 50, PARCEL 362  
ZONED R-5C

THE EXISTING DRIVEWAY AND  
EASEMENT ON LOT 14 WILL BE  
REMOVED WITH THE DEVELOPMENT  
OF HONEYSUCKLE RIDGE. IF  
HONEYSUCKLE RIDGE IS UNABLE  
TO ACHIEVE FINAL APPROVAL, THEN  
ADJUSTMENTS TO LOTS 14 AND 15  
WILL BE UNDERTAKEN TO ALLOW  
THE 20' RIGHT-OF-WAY TO BE  
WITHIN OPEN SPACE LOT 40.

20' R/W SET FORTH IN LIBER  
243, FOLIO 487.  
SEE ALSO THE 15' R/W  
REFERENCED IN L. 269 F.212

EXISTING DWELLING

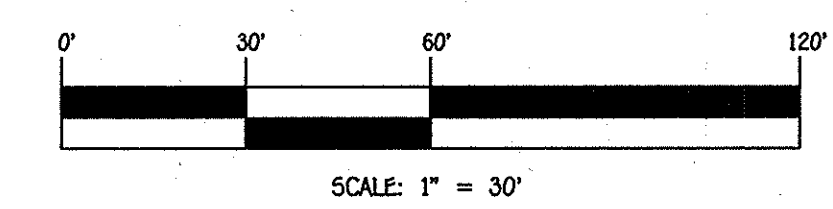
20' R/W SET FORTH IN LIBER  
243, FOLIO 487.  
SEE ALSO THE 15' R/W  
REFERENCED IN L. 269 F.212

Future Ultimate  
Road Right of Way

MATCH LINE SEE SHEET 7

SOILS LEGEND			
SOIL	NAME	CLASS	Kw
CeB	Chillum loam, 2 to 5 percent slopes	B	.37
CeC	Chillum loam, 5 to 10 percent slopes	B	.37
GgB	Glenelg loam, 3 to 8 percent slopes	B	.20
GmB	Glenville silt loam, 3 to 8 percent slopes	C	.37

SOIL TYPES TAKEN FROM MAP 28 OF THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND FOUND ON THE HSCD WEBSITE.



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
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ELICOTT CITY, MARYLAND 21042  
(410) 461-2225



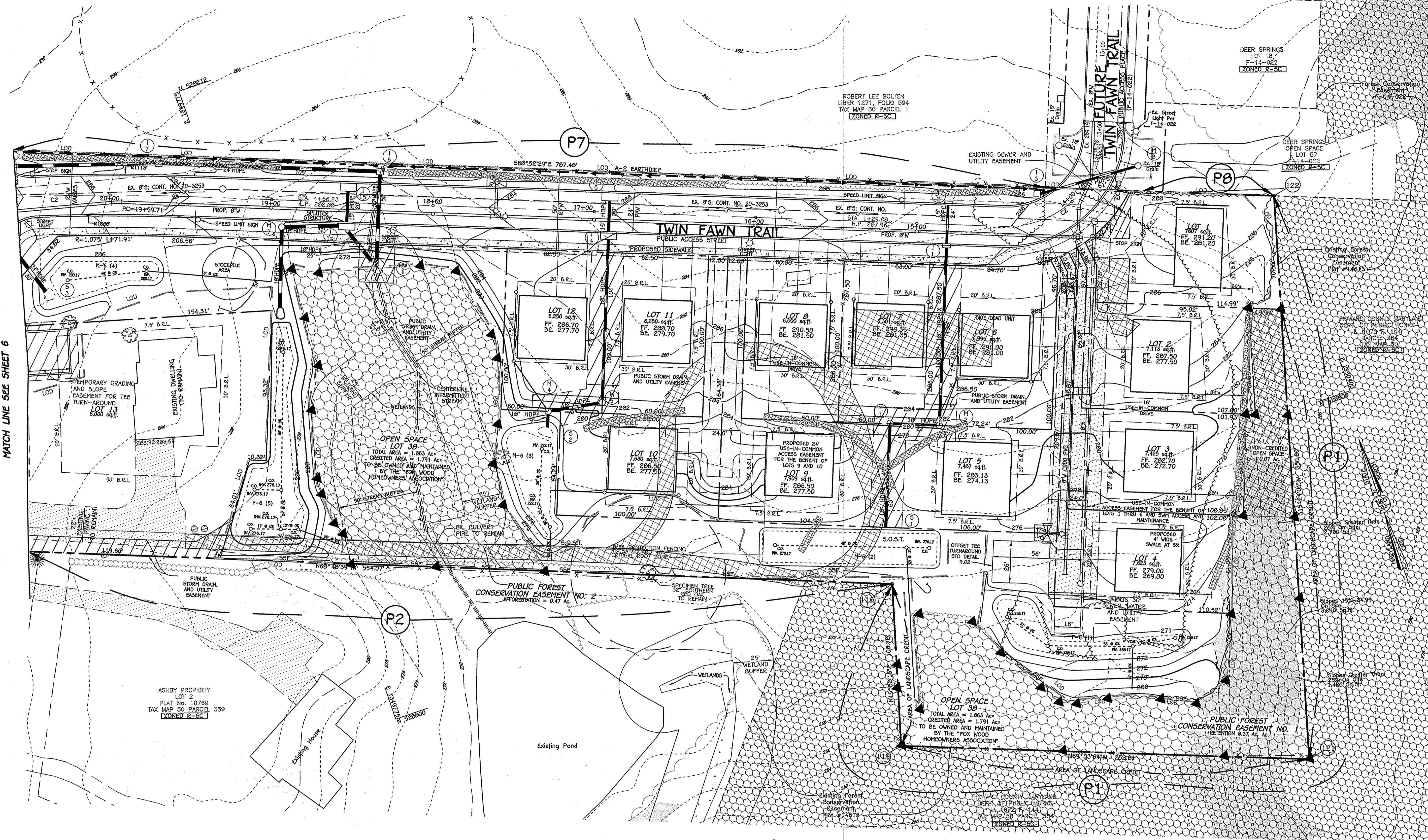
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FRANK JOHN MAVALANSAN II DATE

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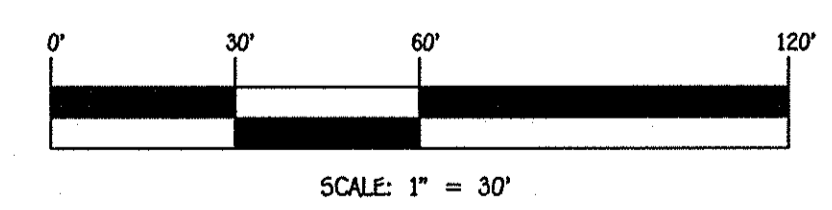
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Victoria L. Smith* 8-13-14  
Chief, Division of Land Development Date  
*Chad E. Hill* 8-19-14  
Chief, Development Engineering Division Date  
PROJECT: FOX WOODS SECTION: PARCEL NOS.: 405, 429, 468  
DEED: L. 6116 F. 994, L. 3229 F. 243, L. 9451 F. 622 ZONE: R-SC TAX/ZONE: 50 ELEC. DIST.: FIRST CENSUS TR.: 6012.02  
WATER CODE: N/A SEWER CODE: N/A

**CONCEPTUAL SEDIMENT AND  
EROSION CONTROL PLAN**  
FOX WOOD MANOR  
LOTS 1 THRU 37 AND  
OPEN SPACE LOTS 38 THRU 40  
ZONED: R-5C TAX MAP NO.: 50 GRID NO.: 1  
PARCEL NOS.: 405, 429, 468  
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=30' DATE: AUGUST 12, 2014  
SHEET 4 OF 6 ECP-13-074



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED STORM DRAIN
---	PROPOSED SEWER
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	BUILDING AND DRIVES TO BE DEMO
---	SUPPLY FENCE
---	SILT FENCE
---	DEMOTES EXISTING FOREST TO BE REMOVED
---	DEMOTES EXISTING TREES TO BE REMOVED
---	DEMOTES EXISTING TREES TO REMAIN

MATCH LINE SEE SHEET 6



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 861-2955



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 FRANK JOHN NAMALANSAN DATE

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 LAND DESIGN & DEVELOPMENT  
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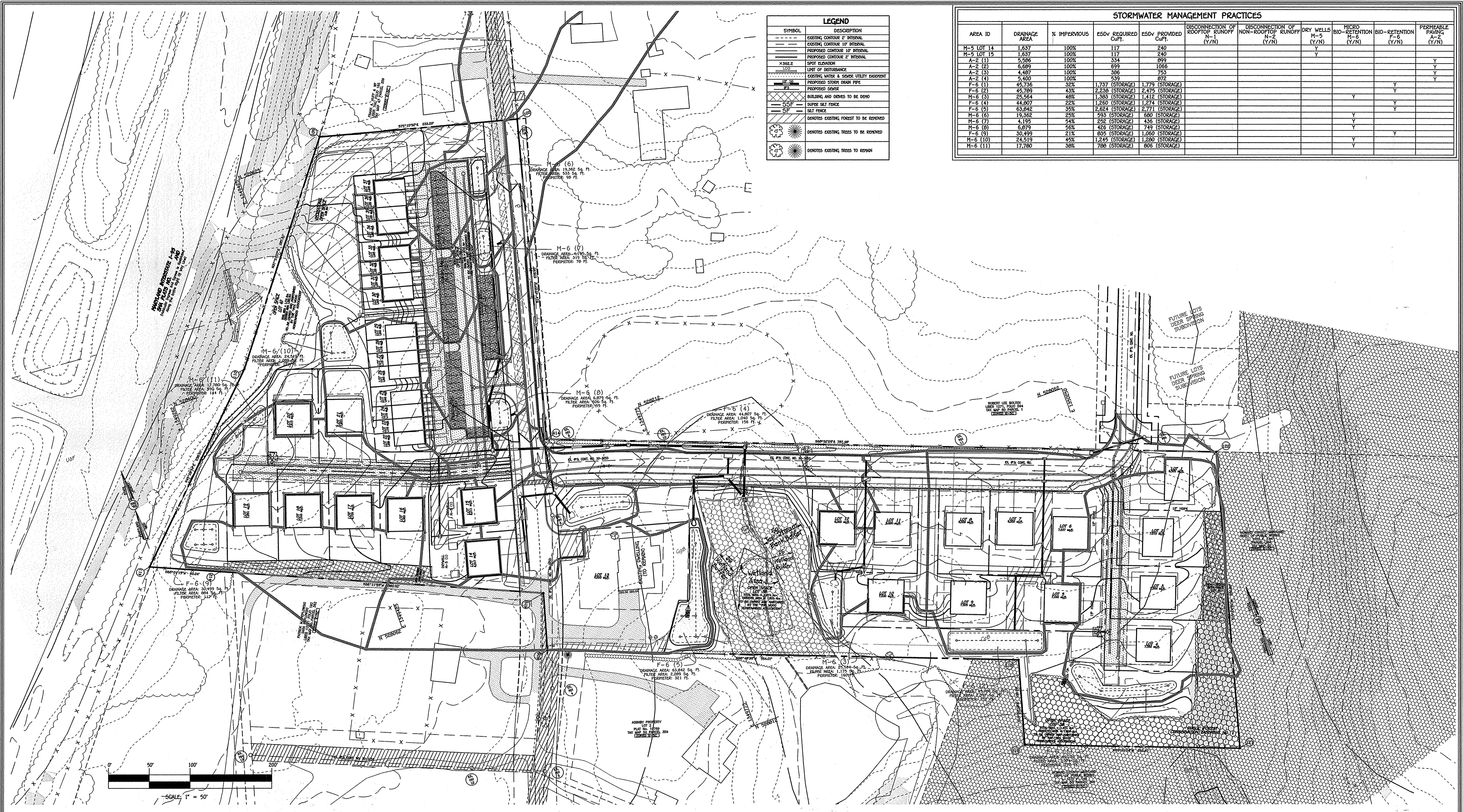
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kathleen* 8-13-14  
 Chief, Division of Land Development *gms* Date

*Paul* 8-19-14  
 Chief, Development Engineering Division *ny* Date

PROJECT	SECTION	PARCEL NOS.
FOX WOODS		405, 429, 468
DEED	BLOCK NO.	ZONE
L 6116 F 994		R-SC
L 3229 F 243		
L 9451 F 622		
TAX/ZONE	ELEC. DIST.	CENSUS TR.
50	FIRST	6012.02
WATER CODE	SEWER CODE	
N/A	N/A	

**CONCEPTUAL SEDIMENT AND EROSION CONTROL PLAN**  
**FOX WOOD MANOR**  
**LOTS 1 THRU 37 AND**  
**OPEN SPACE LOTS 38 THRU 40**  
 ZONED: R-SC TAX MAP NO.: 50 GRID NO.: 1  
 PARCEL NOS.: 405, 429, 468  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: AUGUST 12, 2014  
 SHEET 5 OF 6 ECP-13-074



**LEGEND**

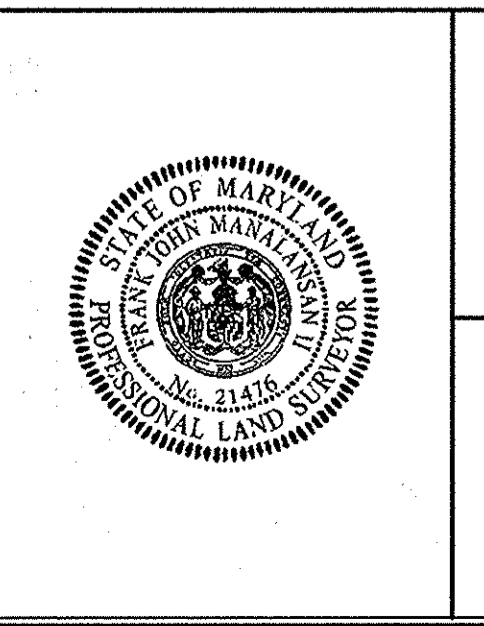
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---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	SPOT ELEVATION
---	LIFT OF DISTURBANCE
---	EXISTING WATER & SEWER UTILITY EASEMENT
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	BUILDING AND DECKES TO BE DEMO
---	SURVEY SALT FENCE
---	SALT FENCE
---	DEMOTES EXISTING TREES TO BE REMOVED
---	DEMOTES EXISTING TREES TO BE REMOVED
---	DEMOTES EXISTING TREES TO REMAIN

**STORMWATER MANAGEMENT PRACTICES**

AREA ID	DRAINAGE AREA	% IMPERVIOUS	ESDV REQUIRED CUFT.	ESDV PROVIDED CUFT.	DISCONNECTION OF ROOFTOP RUNOFF N-1 (Y/N)	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	DRY WELLS M-5 (Y/N)	MICRO BIO-RETENTION M-6 (Y/N)	BIO-RETENTION F-6 (Y/N)	PERMEABLE PAVING A-5 (Y/N)
M-5 LOT 14	1,637	100%	117	240			Y			
M-5 LOT 15	1,637	100%	117	240			Y			
A-2 (1)	5,586	100%	334	899						Y
A-2 (2)	6,689	100%	699	1066						Y
A-2 (3)	4,487	100%	386	753						Y
A-2 (4)	5,400	100%	530	972						Y
F-6 (1)	45,736	32%	1,737 (STORAGE)	1,779 (STORAGE)					Y	
F-6 (2)	45,769	43%	2,238 (STORAGE)	2,475 (STORAGE)					Y	
M-6 (3)	25,264	48%	1,383 (STORAGE)	1,412 (STORAGE)				Y		
F-6 (4)	44,807	22%	1,260 (STORAGE)	1,274 (STORAGE)					Y	
F-6 (5)	63,842	35%	2,624 (STORAGE)	2,771 (STORAGE)					Y	
M-6 (6)	19,362	25%	593 (STORAGE)	680 (STORAGE)				Y		
M-6 (7)	4,195	54%	292 (STORAGE)	436 (STORAGE)				Y		
M-6 (8)	6,279	55%	426 (STORAGE)	749 (STORAGE)				Y		
F-6 (9)	30,493	21%	835 (STORAGE)	1,060 (STORAGE)					Y	
M-6 (10)	24,519	45%	1,245 (STORAGE)	1,280 (STORAGE)				Y		
M-6 (11)	17,780	38%	780 (STORAGE)	806 (STORAGE)				Y		

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 BALDWIN CITY, MARYLAND 21042  
 (410) 461-2995

NO.	REVISION	DATE



**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/15.

*Frank John Mavalansan II* 8/12/14  
 FRANK JOHN MAVALANSAN II DATE

**OWNERS**

KENNETH ECKER  
 LISA MARCELLINO - ECKER  
 9131 RIVER HILL RD  
 LAUREL, MARYLAND 20723-1781  
 (410)-977-0482

MICHAEL R MARCELLINO  
 AUDREY HOLST  
 9130 RIVER HILL RD  
 LAUREL, MARYLAND 20723-1781  
 (410)-977-0482

BONNY A MARCELLINO  
 THOMAS M MARCELLINO  
 9141 RIVER HILL RD  
 LAUREL, MARYLAND 20723-1781  
 (410)-977-0482

**DEVELOPER**

LAND DESIGN & DEVELOPMENT  
 5300 DORSEY HALL DRIVE  
 SUITE 102  
 ELLICOTT CITY, MARYLAND 21042  
 (410)-977-0482

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Victor S. Dumb* 8/13/14  
 Chief, Division of Land Development Date

*Michael R. Marcellino* 8/14/14  
 Chief, Development Engineering Division N.Y. Date

PROJECT: FOX WOODS SECTION: PARCEL NOS. 405, 429, 468

DEED	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
L 6116 F 994	-	R-SC	50	FIRST	6012.02
L 3229 F 243	-	-	-	-	-
L 9451 F 622	-	-	-	-	-

WATER CODE: N/A SEWER CODE: N/A

**DRAINAGE AREA MAP**

FOX WOOD MANOR  
 LOTS 1 THRU 37 AND  
 OPEN SPACE LOTS 38 THRU 40

ZONED: R-SC TAX MAP NO.: 50 GRID NO.: 1  
 PARCEL NOS.: 405, 429, 468  
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DATE: AUGUST 12, 2014  
 SHEET 6 OF 6 ECP-13-074