

SHEET INDEX	
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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 Enclave At Tierney Farm Lots 1 - 150, Open Space Lots 151 and 152 is zoned R-ED and is located on Tax Map 34, Parcel No. 88 of the Howard County, Maryland Tax Map Database System. The property consists of 88.9 acres of which no acres are encumbered with a Preservation Easement dedicated to Howard County Maryland Agricultural Land Preservation Program. There is an existing dwelling and associated driveway located on the aforementioned parcel which will be razed. The site is adjacent to and bordered by Clarksville Pike (Maryland Route 108) to the west and adjacent to and bordered by Guilford Road to the east with the intersection of Clarksville Pike and Guilford Road located approximately 500 feet north of the property.

The property is triangular in shape with the southern property boundary adjacent to and bordered by Parcel 0102 adjacent to 89. The property is currently or formerly predominantly agricultural with some wooded hedgerows in the proximity of the three streams onsite. Two of the streams originate offsite to the east of Guilford Road and are conveyed under Guilford Road via two culverts. An existing 18" CMP located approximately 1300 feet, south of Tulane Drive on the east side of Guilford Road conveys stormwater runoff from the Clarks Glen Development onto and through the subject property. An existing 24" CMP located approximately 800 feet south of Gateway Drive on the east side of Guilford Road conveys stormwater runoff from the existing stormwater management facility located within the Clarks Glen Development onto and through the subject site. These two streams converge within the subject property and into the third stream which converges with Carroll's Branch approximately 1200 feet south of the subject property. The third identifiable stream originates onsite and flows south within a defined stream valley which converges with Carroll's Branch approximately 1800 feet south of the property.

There is an existing drainage divide in the northern most portion of the subject site which will be maintained as no development is planned for this area.

I. Natural Resource Protection:

This site design will require the removal of several specimen trees located along or in close proximity to the natural ridge lines which exist within the site. The proposed residential development will take advantage of the existing topography to the extent possible utilizing house sitings with walkout basements where practical to maintain the character of the existing site. This design takes into account and protects to the extent practical, the existing environmental buffers and setbacks. Proper sediment control devices will be provided uphill of the existing streams and wetlands and their associated buffers located within the site. The LOD encroaches on the 50' buffer for Guilford Road and that disturbance is deemed essential for the required widening of the road and special environmental considerations will be reviewed during the Preliminary Equivalent Sketch Plan review. A detailed justification that supports the essential disturbance will be provided at that time.

II. Maintenance of Natural Flow Patterns:

This design seeks to keep the original drainage divides with only minor adjustments. The natural flow patterns from the previously mentioned offsite drainage areas conveyed under Guilford Road via two previously described 18" CMP and 24" CMP culverts will be maintained 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 design reduces the potential need for impervious surfaces by reducing the size of the proposed lots areas and clustering the lots where practical. All proposed impervious areas will use in-common driveways have been utilized where practical. All proposed impervious areas will receive the full ESDV for the required PE. The exception to this statement is in the partial treatment of the Guilford Road road widening where full mitigation would require the disturbance of existing environmental features.

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

This site proposes to use of Super Silt Fence at the toe of all slopes throughout the site and Stone Outlet sediment traps where required in the area of the conceptual location of the shown Bio retention facilities.

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

The full ESDV is being provided for all areas requiring treatment. This will be accomplished by the use of M-6 Micro Bio-retention facilities, F-6 Bio-retention facilities, M-5 Drywells and N-2 Non-Rooftop Disconnection Credits. The exception to this statement is in the partial treatment of the Guilford Road road widening where full mitigation would require the disturbance of existing environmental features.

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 = 88.96 AC.±
- B. LIMIT OF DISTURBED AREA = 51.8 AC.±
- C. PRESENT ZONING DESIGNATION = R-ED
- D. PROPOSED USE: SINGLE FAMILY DETACHED HOUSING
- E. TOTAL NUMBER OF UNITS PROPOSED: 150 UNITS
- F. OPEN SPACE TABULATION SEE TABULATION SUMMARY THIS SHEET.
- G. RECREATIONAL OPEN SPACE SEE TABULATION SUMMARY THIS SHEET.
- H. BUILDING COVERAGE OF SITE: 6.9 AC.± OR 7.7%
- I. NO PREVIOUS HOWARD COUNTY FILLS:
- J. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE 3.05 AC.±
- K. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.0 AC.±
- L. NET TRACT AREA = 85.91 AC.±
- M. TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA) (88.96 AC. - 3.05 AC. - 0.0 AC.) = 85.91 AC.±
- N. TOTAL FOREST 8.25 AC.±
- O. TOTAL GREEN OPEN AREA = 74.5 AC.±
- P. TOTAL IMPERVIOUS AREA = 14.4 AC.±
- Q. AREA OF ERODIBLE SOILS = 12.0 AC.±

OPEN SPACE TABULATION SUMMARY

- A. TOTAL SITE: TAX MAP 34, PARCELS 88 & 97
- B. TOTAL SITE AREA: 88.9 AC.±
- C. OPEN SPACE (LOTS 151-154)
(1) REQUIRED OPEN SPACE = 88.96 AC. x 50% = 44.48 AC.
(2) TOTAL OPEN SPACE PROVIDED = 53.92 AC.
- D. RECREATIONAL AREA
REQUIRED REC AREA = 45,000 Sq.Ft.
300 Sq.Ft. / 5FD x 150 5FD

DENSITY TABULATION SUMMARY

- A. ALLOWED BUILDABLE LOTS = 174 LOTS
(NET TRACT COVERAGE X 2 LOTS PER ACRE)
(88.96 AC. - 3.05 AC. - 0.0 AC.) X 2 LOTS/NET AREA
(85.91 AC X 2 LOTS/NET AREA)
- B. NUMBER OF BUILDABLE LOTS PROPOSED = 150 LOTS

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 WALTHAM NATIONAL PARK
ELLICOTT CITY, MARYLAND 21042
(410) 461-2895



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.

Franklin D. Newkirk 2/13/15
Signature of Professional Land Surveyor DATE

OWNERS

JEANNE C. HODDINOTT & HODDINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

DEVELOPER

LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE SUITE 102
ELLICOTT CITY, MARYLAND 21042
(443)-367-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Val Schuchman 2/22/15
Chief, Division of Land Development Date

U. Khan 2/24/15
Chief, Development Engineering Division Date

PROJECT: ENCLAVE AT TIERNEY FARM SECTION: PARCEL NO. 88 & 97

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
N/A	18	R-ED	34	FIFTH	6051.02

H.O.C. FILE NO.: ECP 15-005, SP 15-006, PB#409

TITLE SHEET

ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-154
PREVIOUS HOWARD COUNTY FILES: SP-15-006
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88 & 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 16, 2015
SHEET 1 OF 10

ECP-15-005

ENVIRONMENTAL CONCEPT PLAN

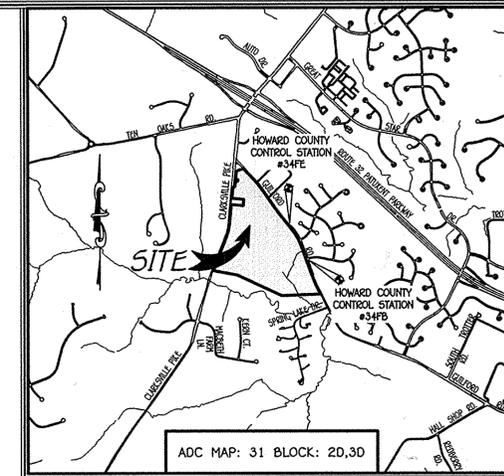
ENCLAVE AT TIERNEY FARM

LOTS 1 - 150 and OPEN SPACE LOTS 151 THRU 154

R-ED (RESIDENTIAL: ENVIRONMENTAL DEVELOPMENT)

TAX MAP No. 34 GRID No. 18

PARCEL NOS. 88 & 97



ADC MAP: 31 BLOCK: 20,3D

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
X 162.2	SPOT ELEVATION
X 162.2	PROPOSED STORM DRAIN PIPE
---	PROPOSED DITCH
---	PROPOSED MAJOR COLLECTOR
---	PROPOSED ROAD WIDENING
---	NEW CONCRETE OPEN SPACE
---	LEVEL OF OBSTRUCTION
---	SUPER SILT FENCE
---	SILT FENCE
---	BARRI OILE
---	DISSEMIN CONTROL MATTING
---	1% - 5% SLOPES
---	25% OR GREATER SLOPES
---	10' SOILS
---	15' SOILS
---	ERODIBLE SOILS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	DRAINAGE DITCH
---	NON-ROOFTOP DISCONNECTION (N-2)
---	SOILS (N-2) TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (M-6)
---	AS NOTED
---	SPECIMEN TREES (TO BE REMOVED)
---	PUBLIC WATER SERVICE & UTILITY CASHEMENT
---	RECREATIONAL OPEN SPACE
---	USE IN COMMON ACCESS CASHEMENT
---	EXISTING SCALE CASHEMENT (L13007, F477)
---	FOREST CONSERVATION CASHEMENT
---	RECREATIONAL OPEN SPACE
---	PLANTING AREA

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-ED PER 10/06/2013 COMPREHENSIVE ZONING PLAN
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS: CONTROL STATION NO. 34FB NORTH 557,439.9130 FEET ELEV. 406.148 EAST 1,330,191.3224 FEET CONTROL STATION NO. 34FE NORTH 1,329,709.0245 FEET ELEV. 431.118 EAST 1,329,709.0245 FEET
- TOPOGRAPHY INFORMATION SHOWN IS TAKEN FROM HARFORD AERIAL CONTOUR MAPPING FLOWN ON DECEMBER 5, 2013 AND SUPPLEMENTED WITH A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT APRIL 2014 BY FISHER, COLLINS & CARTER, INC.
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL VOLUMES 1 & II, REVISED 2009. WE ARE PROVIDING STORM WATER MANAGEMENT BY THE USE OF 6 AREAS OF (N-2) NON-ROOFTOP DISCONNECTION CREDIT, 222 AREAS OF 13 (N-6) MICRO-BORRETATION FACILITIES AND 18 (F-6) BIO-RETENTION FACILITIES TO MEET AND EXCEED THE REQUIRED 650 VOLUME.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND PUBLIC SEWER WILL BE UTILIZED FOR THIS PROJECT.
- LANDSCAPING WILL BE PROVIDED AT THE PRELIMINARY EQUIVALENT SKETCH PLAN AND FINAL PLAN STAGE OF THIS PROJECT.
- FOREST CONSERVATION WILL BE ADDRESSED AT THE PRELIMINARY EQUIVALENT SKETCH PLAN AND FINAL PLAN STAGE OF THIS PROJECT THROUGH THE USE OF ON-SITE RETENTION AND AFForestation. ADDITIONAL OFF-SITE RETENTION OR FORESTATION WILL ALSO BE PROVIDED TO HELP MEET THE FULL OBLIGATION IF REQUIRED.
- REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE PRELIMINARY EQUIVALENT SKETCH PLAN AND FINAL PLAN STAGE. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
- SOIL BORING INFORMATION WILL BE PROVIDED AT THE PRELIMINARY EQUIVALENT SKETCH PLAN AND FINAL PLAN STAGES OF THIS PROJECT.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION OR SITE DEVELOPMENT PLAN.
- ELEVATION: 406.148'
- THE 100 YEAR FLOODPLAIN SHOWN ON THIS PLAN WAS PREPARED BY FISHER, COLLINS AND CARTER, INC AND THE 100 YEAR FLOODPLAIN STUDY AND COMPUTATIONS REPORT, DATED NOVEMBER 20, 2014 HAS BEEN SUBMITTED WITH THIS SUBMISSION.
- HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 34FE
N 557,439.9130
E 1,330,191.3224
ELEVATION: 406.148'
- HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 34FE
N 556,359.6005
E 1,329,709.0245
ELEVATION: 431.118'
- A FOREST REQUEST TO WAIVE SECTION 16.1205(A)(7) FOR THE REMOVAL OF THE FOURTEEN (14) "STATE CHAMPION TREES, 75% OF THE DIAMETER OF STATE CHAMPION TREES AND TREES 30" IN DIAMETER AND LARGER" IDENTIFIED ON THIS PLAN AS "TO BE REMOVED" WILL BE SUBMITTED AT THE TIME OF SUBMISSION OF THE PRELIMINARY EQUIVALENT SKETCH PLAN.

Scale: 1" = 200'

LOCATION MAP

Scale: 1" = 200'

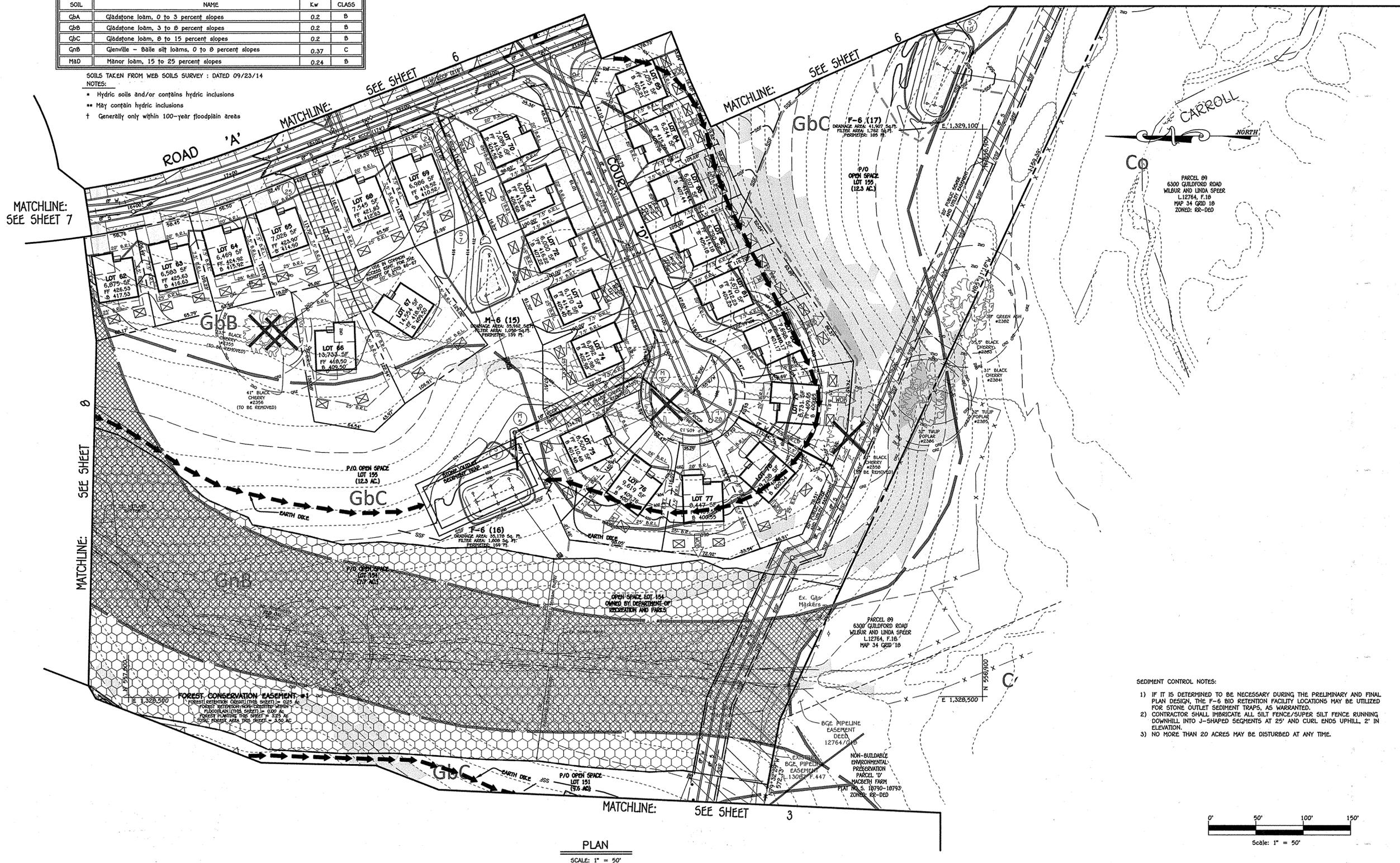
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
•	SPOT ELEVATION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED SEWER
---	PROPOSED WATER
---	PROPOSED ROAD WIDENING
---	NON CREDIT OPEN SPACE
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
---	SILT FENCE
---	EARTH DICE
---	SEDIMENT CONTROL MATING
---	15-DEG SLOPES
---	20% OR GREATER SLOPES
---	'D' SOILS
---	'C' SOILS
---	SOILS
---	WETLANDS
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	DRAINAGE DITCH
---	NEW SCOTOP DISCONNECTION (N-2)
---	DRYWELL (D-2) TYPICAL
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	SPECIFIC TREES (TO BE REMOVED)
---	PUBLIC WATER, SEWER & UTILITY EASEMENT
---	RECREATIONAL OPEN SPACE
---	USE BY COMMON ACCESS EASEMENT
---	EXISTING BGA EASEMENT (L13087, F.477)
---	FOREST CONSERVATION EASEMENT
---	SETBACK AREA
---	PLANTING AREA

SOILS LEGEND			
SOIL	NAME	Kw	CLASS
GbA	Gladstone loam, 0 to 3 percent slopes	0.2	B
GbB	Gladstone loam, 3 to 8 percent slopes	0.2	B
GbC	Gladstone loam, 8 to 15 percent slopes	0.2	B
GnB	Glenville - Baile silt loams, 0 to 8 percent slopes	0.37	C
MaD	Manor loam, 15 to 25 percent slopes	0.24	B

SOILS TAKEN FROM WEB SOILS SURVEY : DATED 09/23/14

NOTES:

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



- SEDIMENT CONTROL NOTES:
- 1) IF IT IS DETERMINED TO BE NECESSARY DURING THE PRELIMINARY AND FINAL PLAN DESIGN, THE F-6 BIO RETENTION FACILITY LOCATIONS MAY BE UTILIZED FOR STONE OUTLET SEDIMENT TRAPS, AS WARRANTED.
 - 2) CONTRACTOR SHALL IMBRICATE ALL SILT FENCE/SUPER SILT FENCE RUNNING DOWNHILL INTO J-SHAPED SEGMENTS AT 25' AND CURL ENDS UPHILL, 2' IN ELEVATION.
 - 3) NO MORE THAN 20 ACRES MAY BE DISTURBED AT ANY TIME.

PLAN
SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2895



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Frank John Prankham Jr. 2/18/15
 Signature Of Professional Land Surveyors DATE

OWNERS

JEANNE C. HOODINOTT & HOODINOTT LLC
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 ELLICOTT CITY, MARYLAND 21042
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DEVELOPER

LAND DESIGN & DEVELOPMENT, INC.
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 ELLICOTT CITY, MARYLAND 21042
 (443)-367-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kate Calabrese 2/20/15
 Chief, Division of Land Development Date
Chad E. Hill 2-24-15
 Chief, Development Engineering Division Date

PROJECT	SECTION	PARCEL NO.
ENCLAVE AT TIERNEY FARM	-	88 & 97
PLAT	BLOCK NO.	ZONE
N/A	18	R-ED
	TAX/ZONE	ELEC. DIST.
	34	FIFTH
	CENSUS TR.	
		6051.02

HO. CO. FILE NO. S:
 ECP 15-005, SP 15-006, PB#409

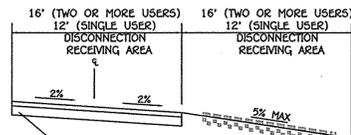
ENVIRONMENTAL CONCEPT PLAN

ENCLAVE AT TIERNEY FARM
 LOTS 1-150, OPEN SPACE LOTS 151-154
 PREVIOUS HOWARD COUNTY FILES: SP-15-006
 6166 Route 32
 ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
 PARCEL NO.: 88, 97
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: FEBRUARY 16, 2015
 SHEET 5 OF 10

**MDE Maryland 2000 Stormwater Manual
General Performance Standards**

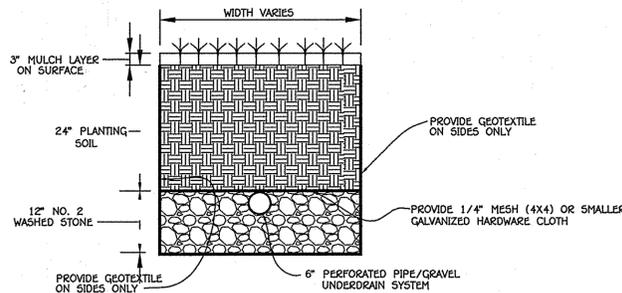
The following are the responses to the MDE Maryland 2000 Stormwater Manual General Performance Standards:

- Standard 1. The site design for this R-ED Zoned property will minimize the generation of stormwater runoff and maximize the pervious areas for stormwater treatment.
- Standard 2. The only wetlands located onsite are within the main Open Space Lot 26 and its associated stream buffer areas. The storm drain outfalls will be directed into this system.
- Standard 3. The annual ground water recharge volume will be provided through the use of structural methods. In this case the R-ED that is required for this subdivision will be provided within stone reservoir areas beneath each of the bio-retention and micro bio-retention cells.
- Standard 4. Water quality volumes for this site are provided in numerous ways utilizing non structural practices. These practices include mainly the use of a combination of bio-retention and micro bio-retention facilities. These facilities are to privately owned by the H.O.A. and jointly maintained for those areas that pick up public runoff for the roads.
- Standard 5. The Structural facilities proposed within this subdivision will consist of Micro-Bio-retention(M-6) and Bio-retention (F-6) type facilities. These facilities are sized to capture the prescribed WQv for each area and are designed in accordance with the MDE SWM 2000 Design Manual. In addition, these facilities will be constructed properly and maintained regularly by the proposed homeowners association and the easement holders will be the homeowners association and Howard County, Maryland.
- Standard 6. The subdivision is located on the Western Shore and does not need to provide management of the 10 and 100-year storm events. However, the proposed bio-retention (F-6) facility indicated for this subdivision will provide the required WQv and allow the 10-year storm event to safely pass through them.
- Standard 7. This subdivision will not require 12-hour extended detention time for the Channel Protection Volume.
- Standard 8. We are not discharging any water into a defined critical area.
- Standard 9. The proposed BMPs for this property will have an enforceable operation and maintenance agreement between the Homeowners association and Howard County, Maryland. The specifics of this information will be provided at the time of final plan design, signature submission.
- Standard 10. All of the BMPs and ESD devices proposed for this subdivision have an acceptable form of water quality pretreatment.
- Standard 11. This project is not a redevelopment project and is not subject to the more strict standards for SWM and Water Quality.
- Standard 12. This site is not located in an industrial area of zoned industrial uses. A Notice of Intent (NOI) form will be filed at the Final Plan stage for this project.
- Standard 13. None of the proposed outfalls from this project are located in a defined hotspot as explained in Chapter 2 of the MDE SWM 2000 Design Manual. Therefore this standard is non-applicable for this subdivision.
- Standard 14. The Howard County Office of Planning and Zoning, Development Engineering Division is reviewing the project. They are the local government agency that reviews and approves the design.

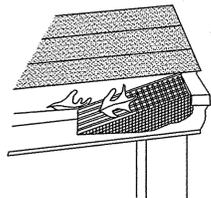


NOTE:
ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION.

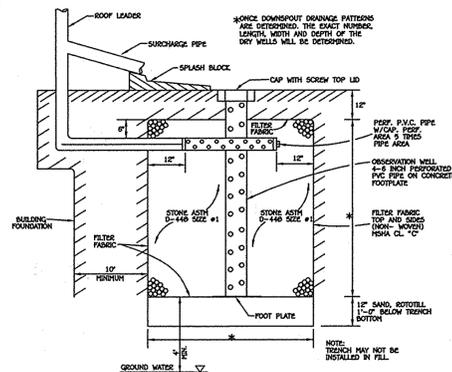
TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION
NOT TO SCALE



TYPICAL SECTION - BIO-RETENTION FACILITY (M-6)
NO SCALE



GUTTER DRAIN FILTER DETAIL
NOT TO SCALE

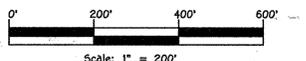


DRY WELL DETAIL
NOT TO SCALE

STORMWATER MANAGEMENT PRACTICES

AREA ID	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 N-5 (Y/N)	MICRO BIO-RETENTION M-6 (Y/N)	BIO-RETENTION F-6 (Y/N)	GRASS SWALE N-6 (Y/N)
F-6 (1)	1,240 (STORAGE)	1,267 (STORAGE)					Y	
F-6 (2)	1,680 (STORAGE)	2,290 (STORAGE)					Y	
F-6 (3)	1,684 (STORAGE)	1,778 (STORAGE)					Y	
F-6 (4)	696 (STORAGE)	1,068 (STORAGE)					Y	
F-6 (5)	1,040 (STORAGE)	1,225 (STORAGE)					Y	
F-6 (6)	1,638 (STORAGE)	1,764 (STORAGE)					Y	
M-6 (7)	741 (STORAGE)	1,294 (STORAGE)				Y		
M-6 (8)	837 (STORAGE)	1,042 (STORAGE)				Y		
F-6 (9)	1,551 (STORAGE)	1,639 (STORAGE)					Y	
M-6 (10)	699 (STORAGE)	912 (STORAGE)				Y		
F-6 (11)	1,186 (STORAGE)	1,254 (STORAGE)					Y	
M-6 (12)	418 (STORAGE)	560 (STORAGE)				Y		
F-6 (13)	2,808 (STORAGE)	2,875 (STORAGE)					Y	
F-6 (14)	1,968 (STORAGE)	2,160 (STORAGE)					Y	
M-6 (15)	1,124 (STORAGE)	1,267 (STORAGE)				Y		
F-6 (16)	1,734 (STORAGE)	2,062 (STORAGE)					Y	
F-6 (17)	1,939 (STORAGE)	2,040 (STORAGE)					Y	
M-6 (18)	638 (STORAGE)	679 (STORAGE)				Y		
F-6 (19)	1,769 (STORAGE)	1,940 (STORAGE)					Y	
M-6 (20)	1,630 (STORAGE)	1,642 (STORAGE)				Y		
M-6 (21)	708 (STORAGE)	716 (STORAGE)				Y		
F-6 (22)	1,396 (STORAGE)	1,464 (STORAGE)					Y	
F-6 (23)	1,342 (STORAGE)	1,410 (STORAGE)					Y	
F-6 (24)	1,429 (STORAGE)	1,665 (STORAGE)					Y	
F-6 (25)	1,327 (STORAGE)	1,573 (STORAGE)					Y	
M-6 (26)	1,393 (STORAGE)	1,393 (STORAGE)				Y		
M-6 (27)	1,463 (STORAGE)	1,976 (STORAGE)					Y	
F-6 (28)	2,079 (STORAGE)	2,209 (STORAGE)					Y	
M-6 (29)	475 (STORAGE)	799 (STORAGE)				Y		
M-6 (30)	979 (STORAGE)	1,071 (STORAGE)				Y		
M-6 (31)	213 (STORAGE)	398 (STORAGE)				Y		
TOTAL (F-6/M-6) 31	41,245	44,906						
N-2 (1) LOT 73	31	31		Y				
N-2 (2) LOT 82	31	31		Y				
N-2 (3) LOT 83	31	31		Y				
N-2 (4) GILFORD RD.	360	360		Y				
N-2 (5) GILFORD RD.	406	406		Y				
N-2 (6) GILFORD RD.	406	406		Y				
TOTAL (N-2) 6	1,265	1,265						
M-8 (1)	1,962	1,970						Y
M-8 (2)	1,298	1,298						Y
TOTAL (M-8) 2	3,260	3,268						
M-5 (Lot 4) TYP.	127 (STORAGE)	140 (STORAGE)						
M-5 (Lots 4-9)						Y		
M-5 (Lots 14-51)						Y		
M-5 (Lots 54-98)						Y		
M-5 (Lots 62-129)						Y		
M-5 (Lot 136)						Y		
M-5 (Lot 139)						Y		
TOTAL - 119 Lots @ 2 Drywells/Lots								
238 Drywells	127 X 238	140 X 238						
TOTAL (M-5) 238	= 30,226	= 33,320						
TOTAL (ALL PRACTICES)	= 75,995	= 82,759						

THERE WILL BE APPROXIMATELY FOUR (4) DOWNSPOUTS FOR A TOTAL ROOF AREA OF 2,000 SQ.FT. FOR THE PROPOSED HOUSE ON THESE LOTS. IT IS PROPOSED TO USE TWO (2) DRYWELLS PER LOT. THE M-5 DRYWELLS SHALL BE 10' X 7' X 5' WITH A ESDV OF 140 Cuft.



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
ELLCOTT CITY, MARYLAND 21042
(410) 461-2895



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.

Handwritten Signature
Signature of Professional Land Surveyors DATE: 2/18/15

OWNERS

JEANNE C. HODDINOTT & HODDINOTT LLC
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

DEVELOPER

LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443)-367-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Handwritten Signature
Chief, Division of Land Development
Handwritten Signature
Chief, Development Engineering Division

2/20/15 Date
2-24-15 Date

PROJECT	ENCLAVE AT TIERNEY FARM	SECTION	-	PARCEL NO.	88 & 97
PLAT	N/A	BLOCK NO.	18	ZONE	R-ED
		TAX/ZONE	34	ELEC. DIST.	FIFTH
				CENSUS TR.	6051.02

HO. CO. FILE NO. 6:
ECP 15-005, SP 15-006, PB#409

DETAIL SHEET

ENCLAVE AT TIERNEY FARM
LOTS 1-150, OPEN SPACE LOTS 151-154
PREVIOUS HOWARD COUNTY FILES: SP-15-006
6166 Route 32
ZONED R-ED TAX MAP NO.: 34 GRID NO.: 18
PARCEL NO.: 88, 97
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 16, 2015
SHEET 10 OF 10