

STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

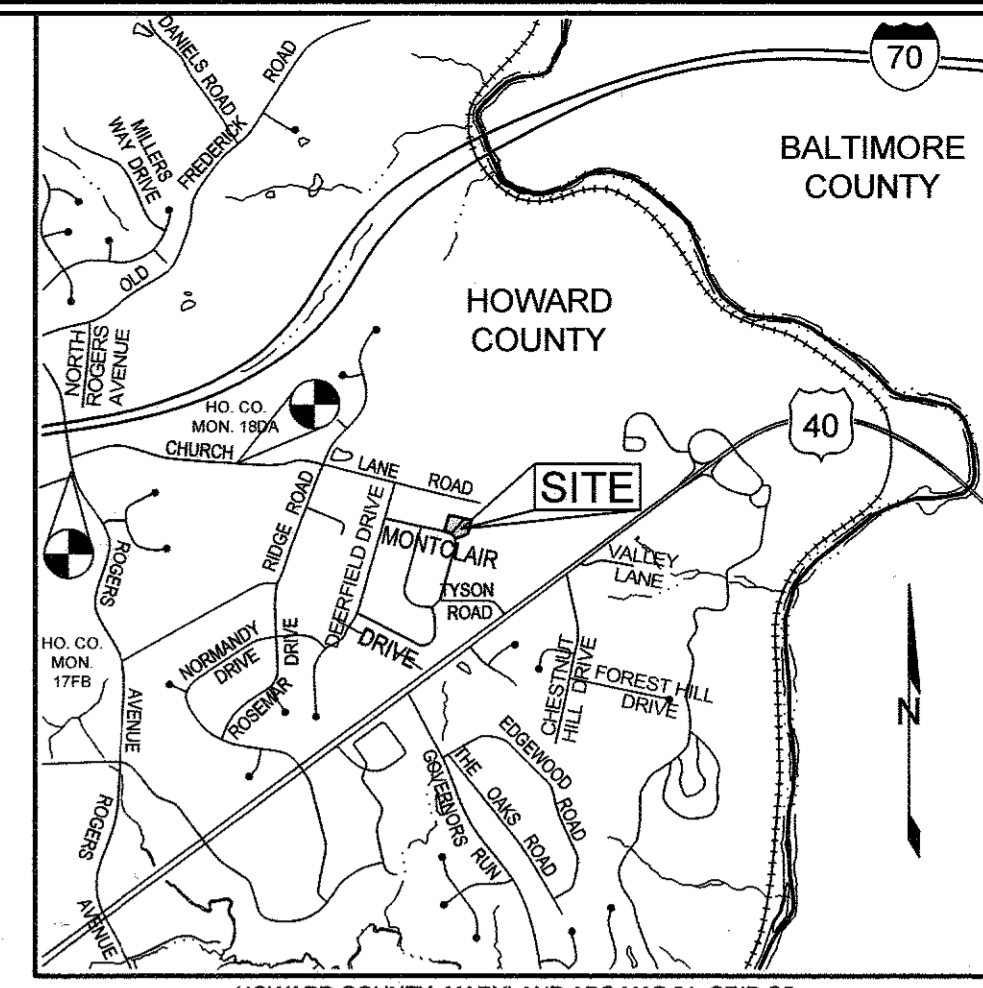
BELOW IS A LIST TO DESCRIBE THE STORMWATER MANAGEMENT REQUIREMENTS AND ACHIEVEMENTS FOR THE SITE PER THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II, AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007.

1. ENVIRONMENTALLY SENSITIVE AREAS (STREAMS AND STEEP SLOPES) DO NOT EXIST ON-SITE IN THE AREA OF DEVELOPMENT.
2. TO THE GREATEST EXTENT PRACTICABLE THE NATURAL FLOW PATTERNS OF THE SITE HAVE BEEN MAINTAINED.
3. IMPERVIOUS AREAS HAVE BEEN REDUCED BY THE USE OF THE NARROWEST DRIVE AISLE CONNECTION TO THE EXISTING STREET AND BY POSITIONING THE BUILDING AS CLOSE TO THE STREET AS THE SETBACKS AND GRADES ALLOW.
4. A STABILIZED CONSTRUCTION ENTRANCE AND SUPER SILT FENCES ARE USED AS SEDIMENT AND EROSION CONTROL.
5. THE STORMWATER MANAGEMENT OBLIGATIONS FOR LOT 13 WILL BE MET BY THE USE OF THREE (3) DRYWELLS (M-5), A MICRO-BIORETENTION (M-6) FACILITY AND NON-ROOFTOP DISCONNECT. THE STORMWATER MANAGEMENT OBLIGATION FOR LOT 14 WILL BE MET BY THE USE OF FIVE (5) DRYWELLS (M-5) AND NON-ROOFTOP DISCONNECT. THE DRYWELLS ARE DESIGNED UNDER REQUIREMENTS SET FORTH IN SECTION 5.1 OF MARYLAND STORMWATER DESIGN MANUAL.

ENVIRONMENTAL CONCEPT PLAN CHESTNUT HILL ESTATES

SECTION TWO LOTS 13 & 14

HOWARD COUNTY, MARYLAND

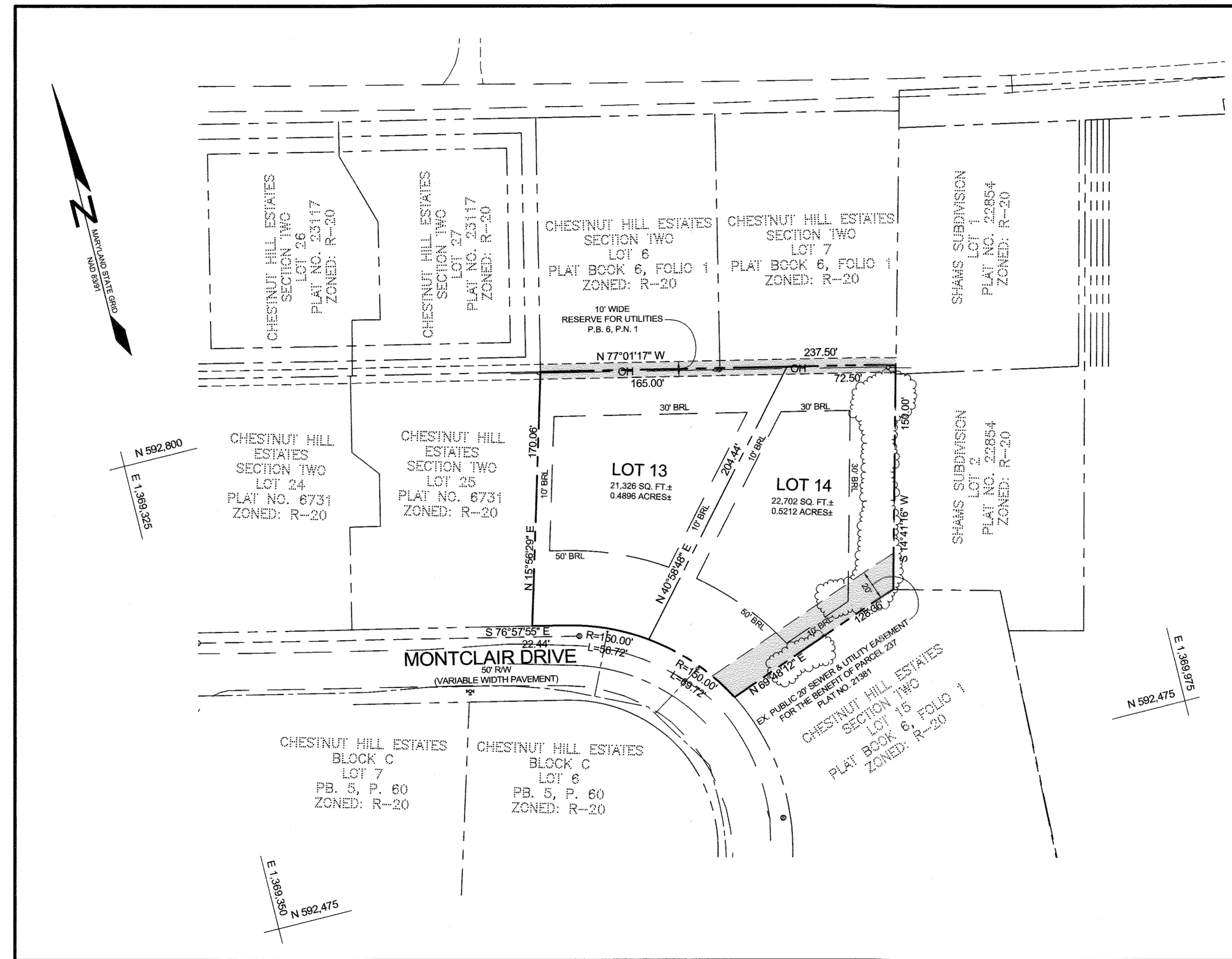


HOWARD COUNTY, MARYLAND ADC MAP 21, GRID C5
VICINITY MAP
SCALE: 1"=2000'

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
G ₂ B	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
G ₂ C	GLENVILLE-URBAN LAND-UDORTHERTS COMPLEX, 0 TO 8 PERCENT SLOPES	C	0.43

- NOTES:
- 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY
 - 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
17FB	593,214.401	1,365,669.05	456.316	4.5' NORTH OF RODGERS AVENUE
18DA	593,334.37	1,367,562.23	483.241	5' NORTH OF CHURCH LANE, 11.5' WEST OF HOUSE # 6432 MAIL BOX



LOCATION MAP
SCALE: 1"=50'

GENERAL NOTES

1. SUBJECT PROPERTY ZONED R-20 PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
2. TOTAL AREA OF PROPERTY:
LOT 13 = 21,326 S.F. OR 0.4896 AC.±
LOT 14 = 22,702 S.F. OR 0.5212 AC.±
3. PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE.
4. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SHANABERGER AND LANE IN MARCH, 2017.
5. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 17FB AND 18DA WERE USED FOR THIS PROJECT.
6. THE TOPOGRAPHY SHOWN ON SITE WAS FIELD RUN BY SHANABERGER AND LANE IN MARCH, 2017. THE EXISTING TOPOGRAPHY SHOWN OUTSIDE THE SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004.
7. THE CONTOURS SHOWN ARE AT TWO-FOOT CONTOUR INTERVALS.
8. PROPERTY ADDRESS: 2821 MONTCLAIR ROAD, ELICOTT CITY, MARYLAND 21043
9. REFERENCES: LIBER 17339, FOLIO 91
10. PLAT REFERENCE: LOTS 13 & 14, BLOCK E, SECTION 2, CHESTNUT HILL ESTATES PLAT NO. 21381
11. THERE IS AN EXISTING HISTORIC HOUSE (CIRCA 1957) THAT IS LOCATED ON BOTH LOTS 13 & 14 AND SHALL BE RAZED.
12. THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE.
13. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
14. A FIELD REVIEW PERFORMED BY SILL ENGINEERING GROUP, LLC IN JUNE, 2017 HAS CONFIRMED THAT NO WETLAND, STREAMS OR BUFFERS ARE PRESENT ON THE PROPERTY.
15. THERE ARE NO FLOODPLAINS, CEMETERIES OR CONTIGUOUS SLOPES OF 25% OR GREATER WITHIN THE PROJECT BOUNDARY.
16. APPROVAL OF THE ECP DOES NOT CONSTITUTE APPROVALS OF SUBSEQUENT GRADING OR BUILDING PERMITS, PLAN REVISIONS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL COMMENTS AS THE DEVELOPMENT PLAN PROGRESSES THROUGH THE PLAN REVIEW OR PERMIT APPLICATION PROCESS.
17. THIS PLAN IS EXEMPT FROM A FOREST CONSERVATION PLAN AND FOREST STAND DELINEATION UNDER SECTION 16.12(2)(iv) BECAUSE NEW LOTS ARE BEING CREATED.
18. STORMWATER MANAGEMENT OBLIGATIONS FOR THIS SITE WILL BE MET BY DRYWELLS (M-5) ON THE LOTS. ON LOT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER.
19. EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
20. A PUBLIC SEWER MAIN SHOWN ON CONTRACT 244574-D WILL GO THROUGH LOT 14 IN THE EXISTING SEWER EASEMENT RECORDED. THE EXISTING EASEMENT AND FUTURE WATER MAIN ARE SHOWN HEREON.
21. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 - 1) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - 2) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - 3) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - 4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
 - 5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - 6) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
22. TBR = TO BE REMOVED
23. LIMIT OF DISTURBANCE = 42,480 SQ. FT. OR 0.9752 AC.±
24. ASSOCIATED DPZ FILE NOS: F-11-033, 24-4574-D, 20 W&S, PLAT BOOK 6, FOLIO 1

SITE ANALYSIS DATA CHART

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	1.01 ACRES±
LIMIT OF DISTURBANCE	0.98 ACRES±
GREEN OPEN AREA (LAWN)	0.77 ACRES±
IMPERVIOUS AREA	0.24 ACRES±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	0.00 ACRES±
WETLAND BUFFERS	0.00 ACRES±
FLOODPLAINS	0.00 ACRES±
FLOODPLAIN BUFFERS	0.00 ACRES±
EXISTING FOREST	0.00 ACRES±
SLOPES GREATER THAN 15%	0.00 ACRES±
HIGHLY ERODIBLE SOILS	0.21 ACRES±

NOTE: (1) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 10-2-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 9-25-17
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

OWNER/DEVELOPER

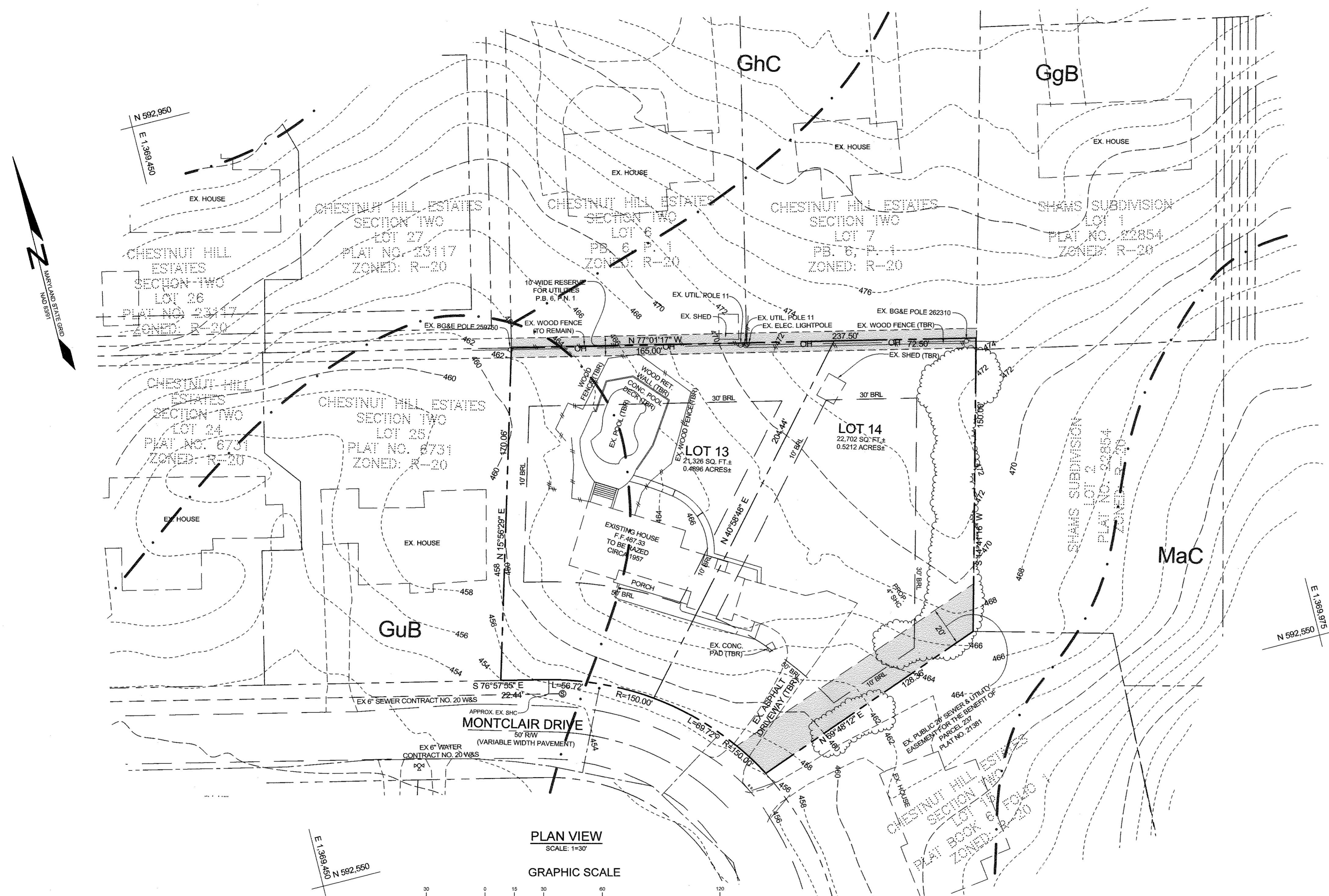
WOODSTOCK LAND LLC
 8230 BETHANY LANE
 ELICOTT CITY, MARYLAND 21042
 410-203-9980

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	DEMOLITION PLAN
3	CONCEPTUAL GRADING, LAYOUT, SEDIMENT & EROSION CONTROL AND SWM PLAN
4	CONCEPTUAL DRAINAGE AREA MAP AND STORMWATER MANAGEMENT DETAILS

COVER SHEET
CHESTNUT HILL ESTATES
SECTION TWO
LOTS 13 & 14
 TAX MAP 18 GRID 13 PARCEL 178
 2ND ELECTION DISTRICT ZONED: R-20 HOWARD COUNTY, MARYLAND

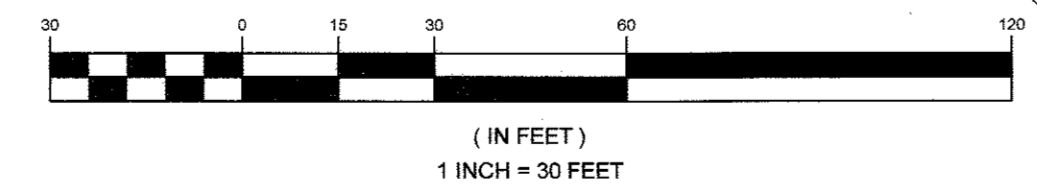
	SILL ENGINEERING GROUP, LLC 11130 Dovedale Court, Suite 200 Marriottsville, Maryland 21104 Phone: 410.325.5076 Fax: 410.696.2022 Email: info@sillengineering.com Civil Engineering for Land Development	DESIGN BY: PS DRAWN BY: AEA CHECKED BY: PS SCALE: AS SHOWN DATE: SEPTEMBER 11, 2017 PROJECT #: 17-008 SHEET #: 1 of 4
	PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2019	

LEGEND	
EXISTING CONTOUR	---
EXISTING TREELINE	~
SOIL BOUNDARY	- . - . - .
EXISTING WOOD FENCE	— x — x — x — x —
OVERHEAD WIRES	— OH —
EXISTING UTILITY POLE	○



PLAN VIEW
SCALE: 1"=30'

GRAPHIC SCALE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] DATE: 10-2-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] DATE: 9-25-17
 CHIEF, DIVISION OF LAND DEVELOPMENT

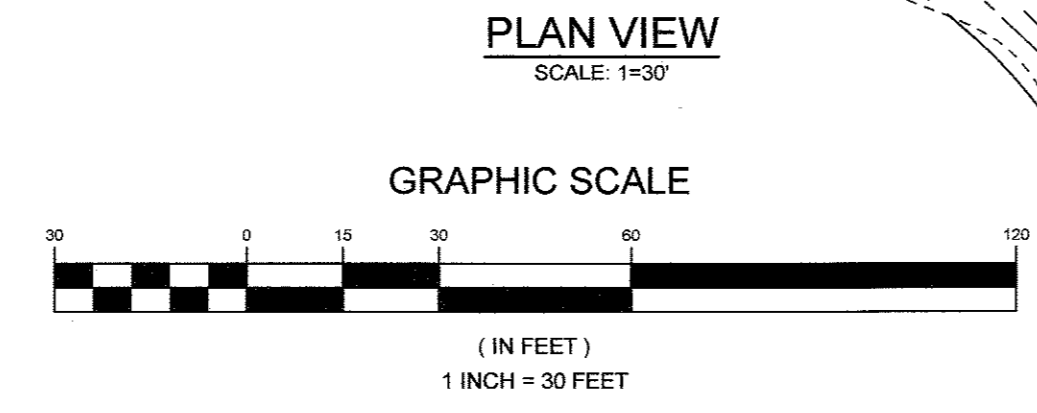
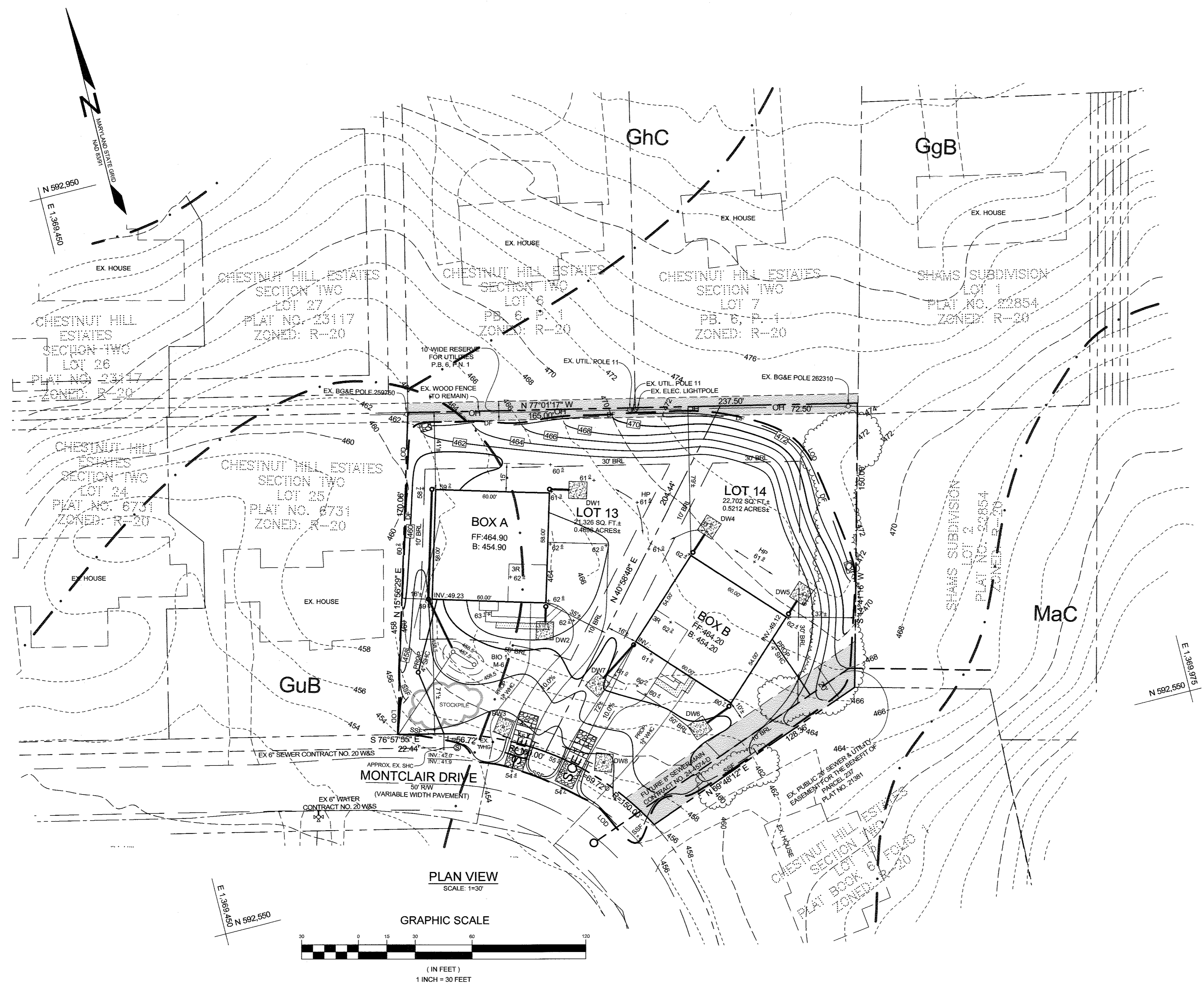
OWNER/DEVELOPER
 WOODSTOCK LAND LLC
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 ELLICOTT CITY, MARYLAND 20142
 410-203-9980

DEMOLITION PLAN	
CHESTNUT HILL ESTATES	
SECTION TWO	
LOTS 13 & 14	
TAX MAP 18 GRID 13	PARCEL 178
2ND ELECTION DISTRICT	HOWARD COUNTY, MARYLAND
ZONED: R-20	
	DESIGN BY: PS DRAWN BY: AEA CHECKED BY: PS SCALE: 1"=30' DATE: SEPTEMBER 11, 2017 PROJECT #: 17-008 SHEET #: 2 of 4
SILL ENGINEERING GROUP, LLC 11130 Dovedale Court, Suite 200 Marriottsville, Maryland 21104 Phone: 410.325.5076 Fax: 410.696.2022 Email: info@sillengineering.com Civil Engineering for Land Development	
<small>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. 92095, EXPIRATION DATE: JUNE 20, 2019</small>	

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GgB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GjB	GLENVILLE-URBAN LAND-UDORHTHENS COMPLEX, 0 TO 8 PERCENT SLOPES	C	0.43

NOTES:
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LEGEND	
EXISTING CONTOUR	
PROPOSED CONTOUR	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING TREELINE	
SOIL BOUNDARY	
PROPOSED DRYWELL (4" PVC TYP. WITH DOWNSPOUT)	
PROPOSED DRYWELL (WITH INLET)	
PROPOSED 1.5" WHC	
STABILIZED CONSTRUCTION ENTRANCE	
SUPER SILT FENCE	
LIMIT OF DISTURBANCE	
PROPOSED DRAINAGE DIVIDE	
OVERHEAD WIRES	
EXISTING UTILITY POLE	
PROPOSED RIPRAP	



CONCEPTUAL GRADING, LAYOUT, SEDIMENT & EROSION CONTROL AND STORMWATER MANAGEMENT PLAN
CHESTNUT HILL ESTATES
 SECTION TWO
 LOTS 13 & 14
 TAX MAP 18 GRID 13 ZONED: R-20 PARCEL 178
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

	SILL ENGINEERING GROUP, LLC 11130 Dovedale Court, Suite 200 Marriottsville, Maryland 21104 Phone: 443.325.5076 Fax: 410.696.2022 Email: info@sillengineering.com Civil Engineering for Land Development	DESIGN BY: PS
		DRAWN BY: AEA
		CHECKED BY: PS
		SCALE: AS SHOWN
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. 32925, EXPIRATION DATE: JUNE 20, 2019.		DATE: SEPTEMBER 11, 2017 PROJECT #: 17-008 SHEET #: 3 of 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 10-2-17

 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 9-25-17

OWNER/DEVELOPER
WOODSTOCK LAND LLC
 3230 BETHANY LANE
 ELLICOTT CITY, MARYLAND 21114
 410-203-9980

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

- PRIVATELY OWNED PRACTICES SHALL HAVE A MAINTENANCE PLAN AND SHALL BE PROTECTED BY EASEMENT, DEED RESTRICTION, ORDINANCE, OR OTHER LEGAL MEASURES PREVENTING ITS NEGLECT, ADVERSE ALTERATION, AND REMOVAL.
- DRY WELLS SHALL BE INSPECTED AND CLEANED ANNUALLY. THIS INCLUDES PIPES, GUTTERS, DOWNSPOUTS, AND ALL FILTERS.
- PONDING, STANDING WATER, OR ALGAL GROWTH ON TOP OF THE DRY WELL MAY INDICATE FAILURE DUE TO SEDIMENTATION IN THE GRAVEL MEDIA. IF WATER PONDING FOR MORE THAN 48 HOURS AFTER A MAJOR STORM OR MORE THAN SIX INCHES OF SEDIMENT HAS ACCUMULATED, THE GRAVEL MEDIA SHOULD BE EXCAVATED AND REPLACED.

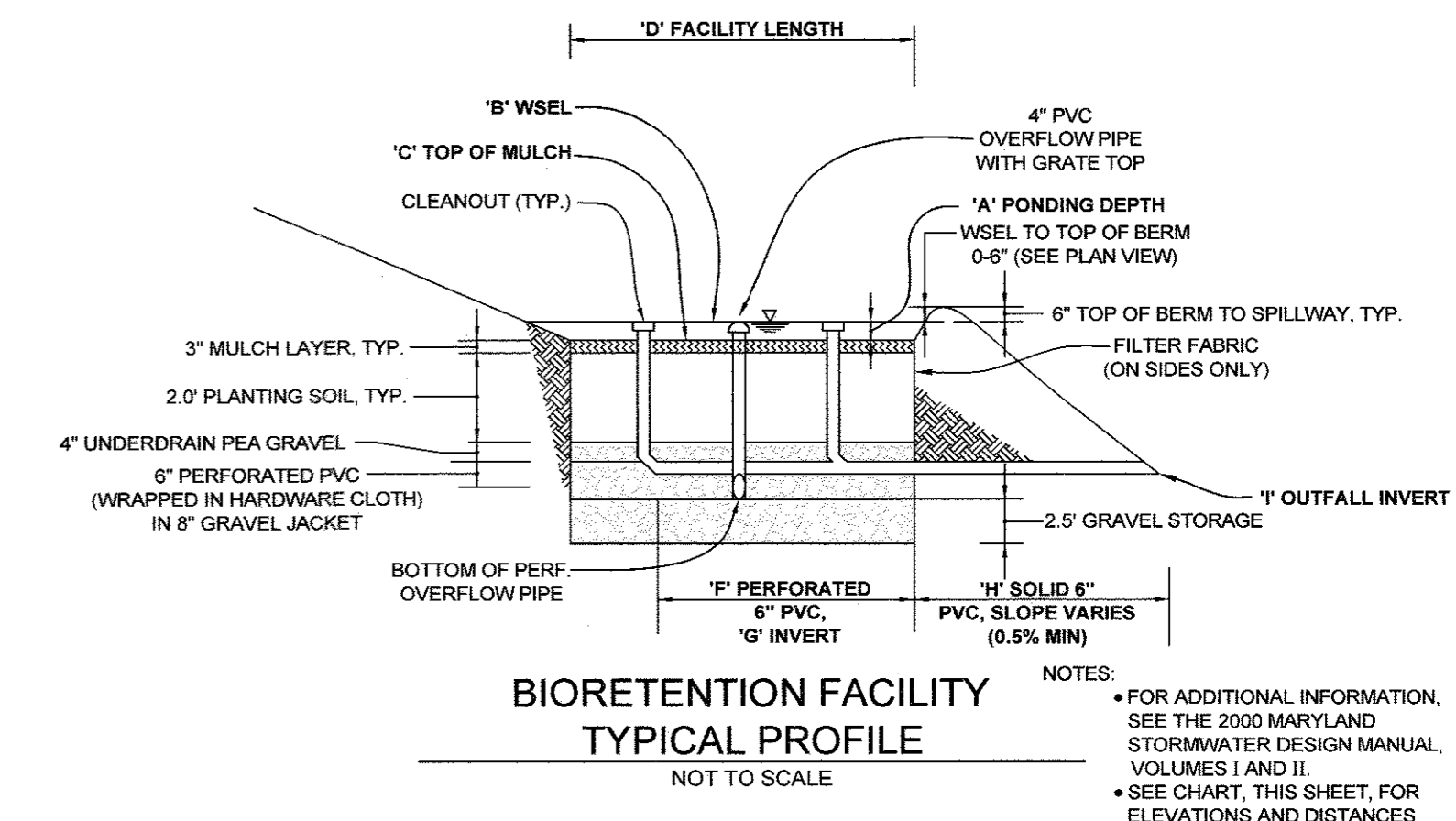
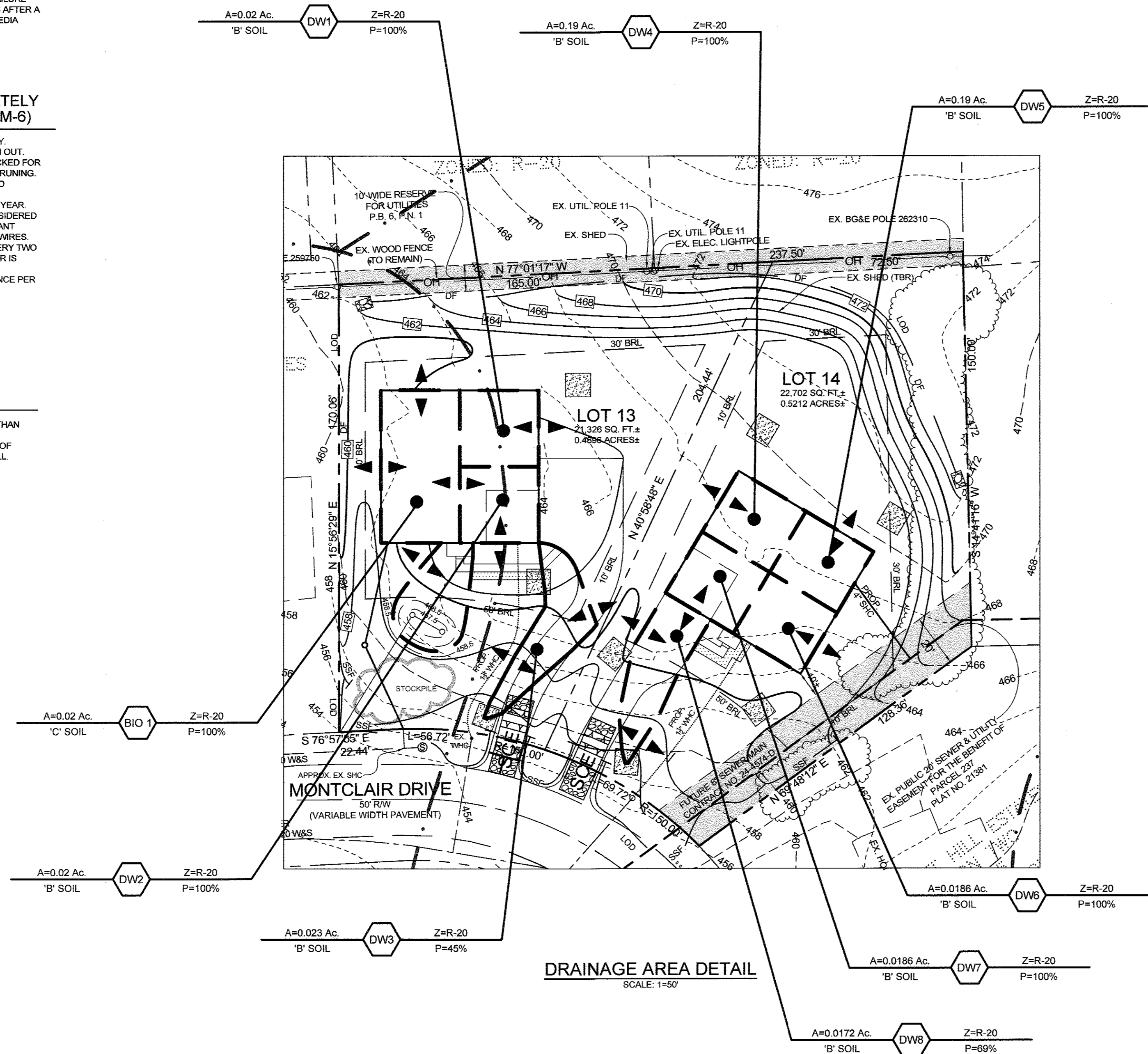
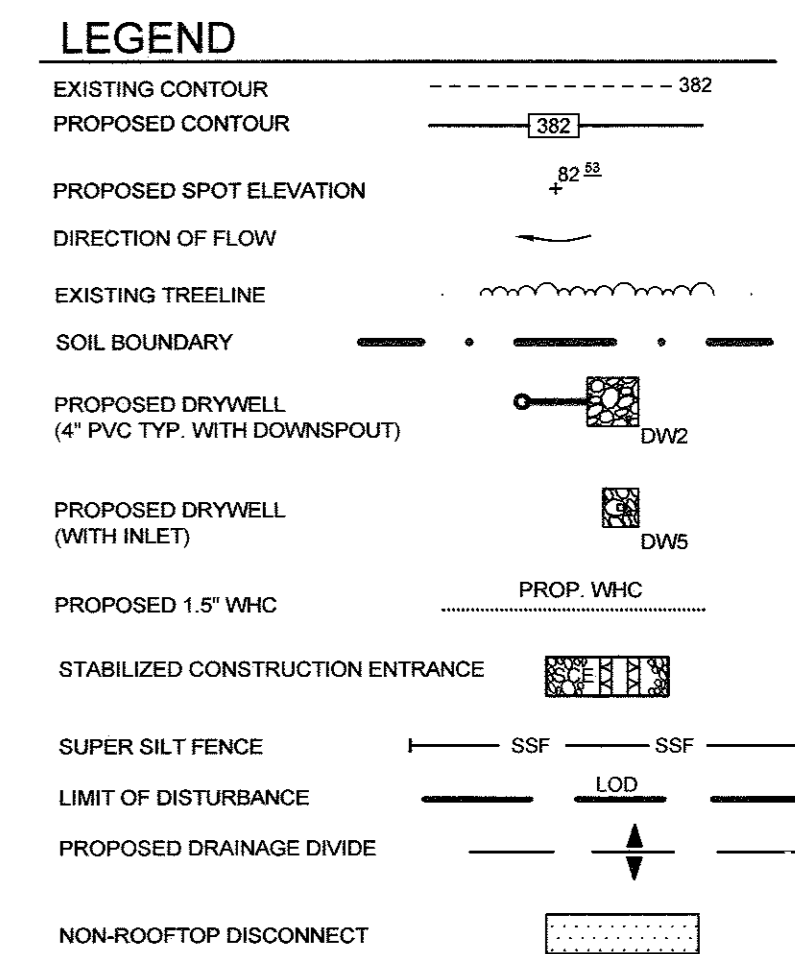
OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED BIORETENTION FACILITIES (M-6)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. 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. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME II, TABLE 4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD OR DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL. TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1) AND NON-ROOFTOP RUNOFF (N-2)

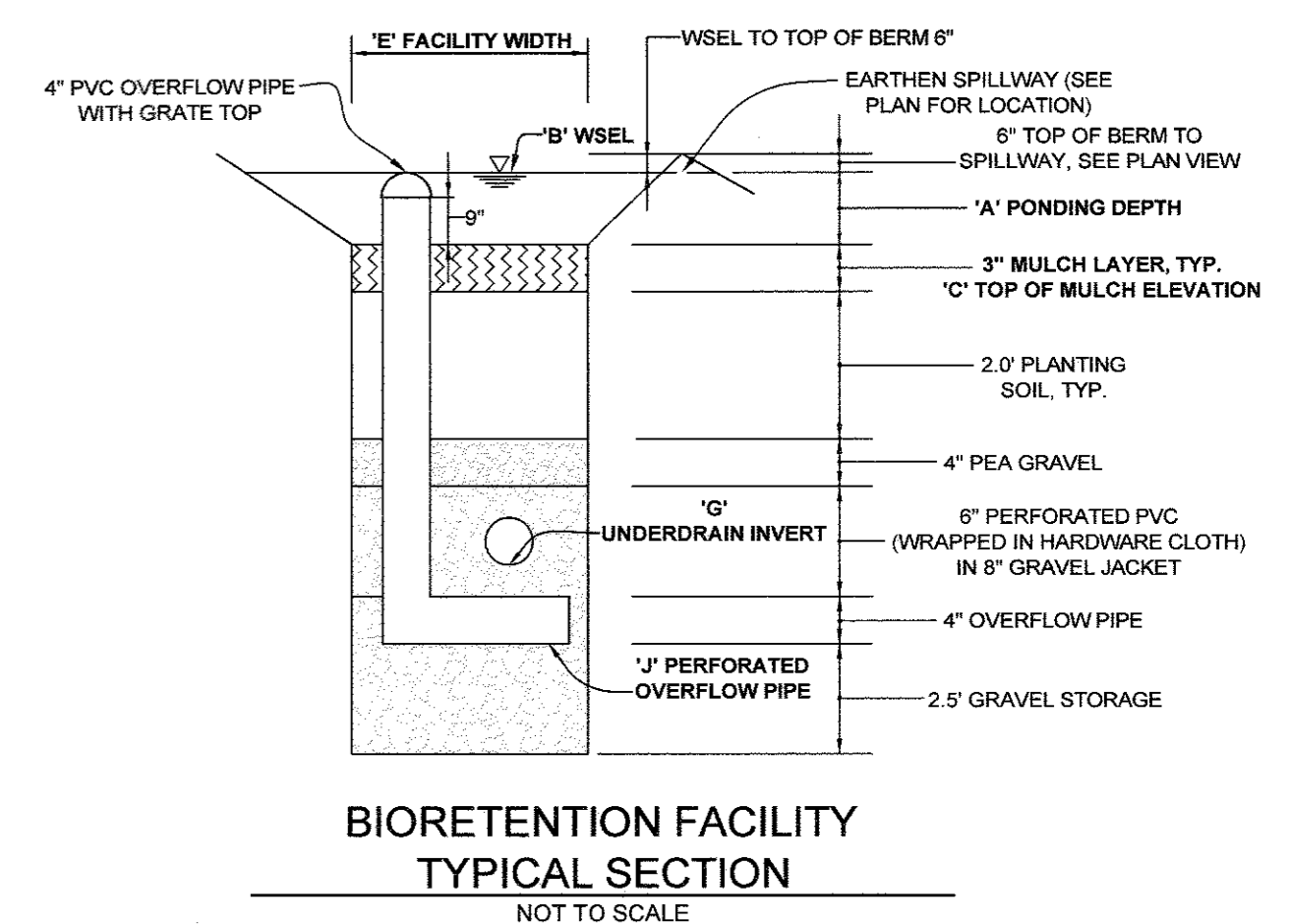
- MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED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

STORMWATER MANAGEMENT PRACTICES			
LOT #	ADDRESS	DRYWELLS M-5 (NUMBER)	MICRO-BIORETENTION M-6 (NUMBER)
13	2821 MONTCLAIR DRIVE	3	1
14	MONTCLAIR DRIVE	1	0



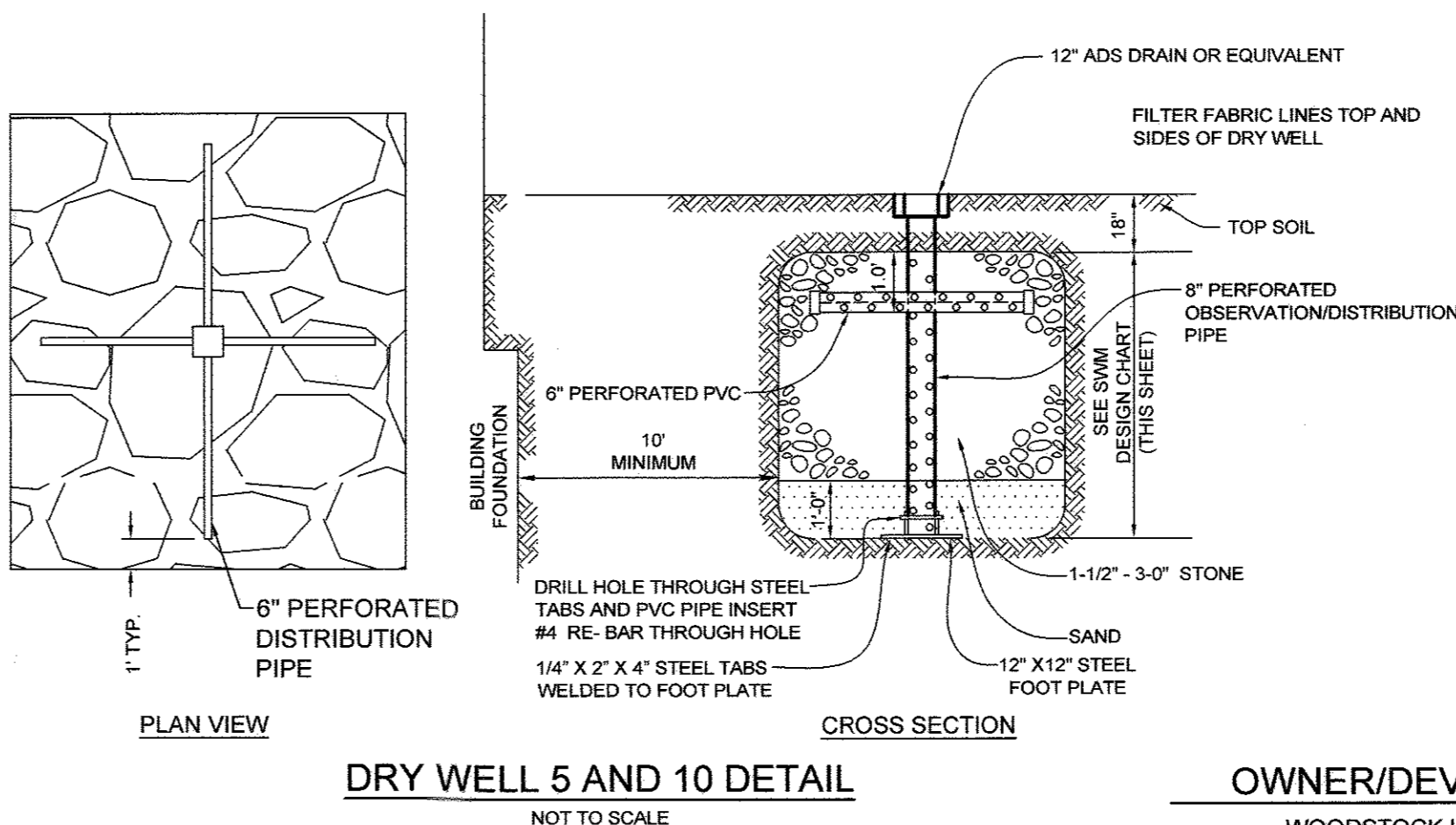
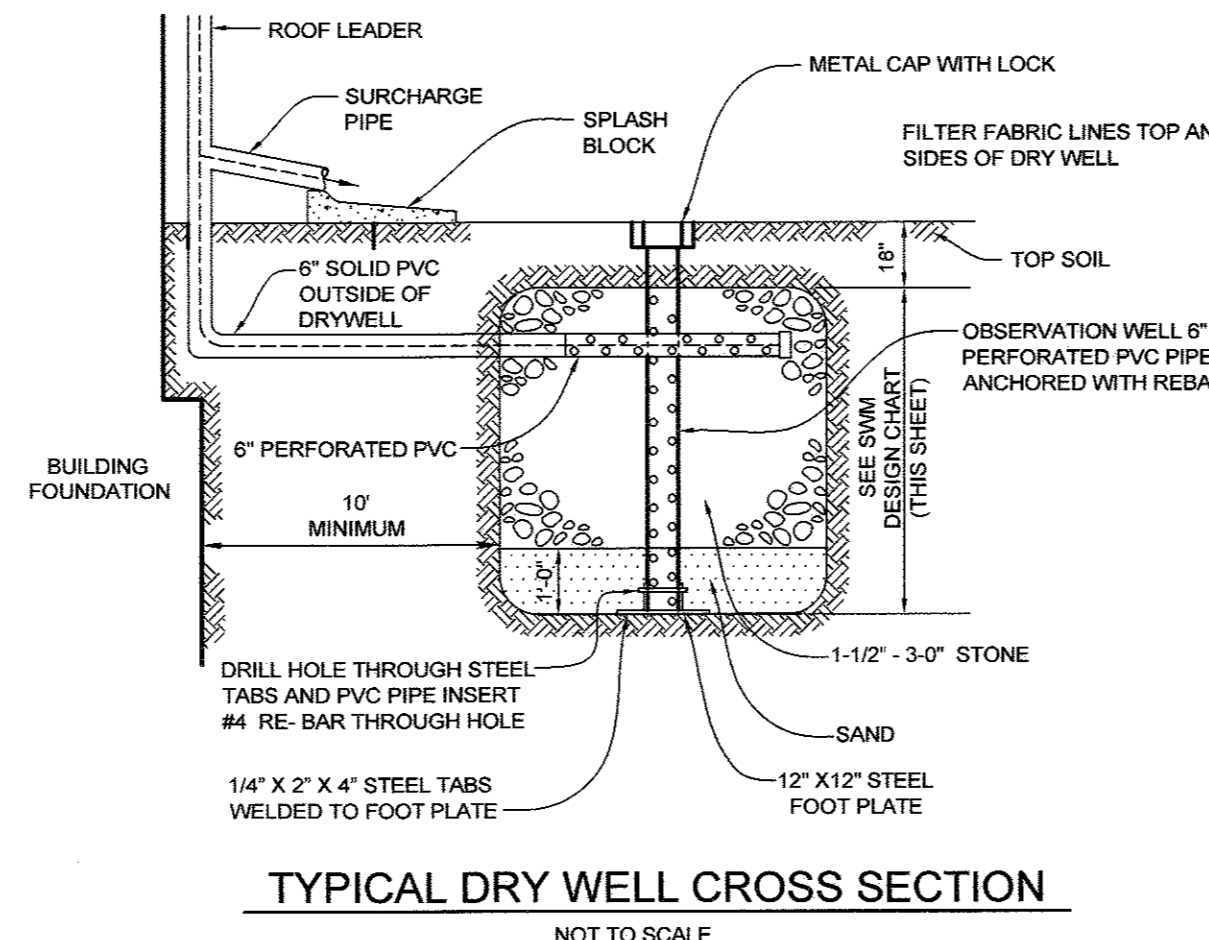
BIORETENTION ELEVATIONS AND DIMENSIONS

DESCRIPTION	BIO 1
A' PONDING DEPTH	1.00'
B' WSEL	458.50'
C' TOP OF MULCH	457.50'
D' FACILITY LENGTH	23'
E' FACILITY WIDTH	14'
F' PERF. UNDERDRAIN DIMENSION	13.00'
G' UNDERDRAIN INVERT	454.33'
H' SOLID UNDERDRAIN DIMENSION	47.4'
I' OUTFALL INVERT	454.07'
J' OVERFLOW PIPE	453.91'



SWM DESIGN CHART

AREA	PRACTICE	DRAINAGE AREA (SF)	DRYWELL SIZE L x W x H
DW1	M-5	870	9.5'x9.0'x5.0'
DW2	M-5	870	9.5'x9.0'x5.0'
DW3	M-5	1,000	8.5'x8.0'x5.0'
DW4	M-5	810	9.5'x9.0'x5.0'
DW5	M-5	810	9.5'x9.0'x5.0'
DW6	M-5	810	9.5'x9.0'x5.0'
DW7	M-5	810	9.5'x9.0'x5.0'
DW8	M-5	1,000	9.5'x9.0'x5.0'



CONCEPTUAL DRAINAGE AREA MAP AND STORMWATER MANAGEMENT DETAILS CHESTNUT HILL ESTATES SECTION TWO LOTS 13 & 14

TAX MAP 18 GRID 13 2ND ELECTION DISTRICT ZONED: R-20 PARCEL 178 HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
 11130 Dovedale Court, Suite 200
 Marriottsville, Maryland 21104
 Phone: 443.325.5076
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 Civil Engineering for Land Development

DESIGN BY: PS
 DRAWN BY: AEA
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OWNER/DEVELOPER
WOODSTOCK LAND LLC
 3230 BETHANY LANE
 ELLICOTT CITY, MARYLAND 20142
 410-203-8980

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 10-2-17
 DATE: 9-25-17
 CHIEF, DIVISION OF LAND DEVELOPMENT

NOTES:
 PRACTICE M-5: DRYWELLS