

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	ENVIRONMENTAL CONCEPT, SCHEMATIC GRADING, SEDIMENT & EROSION CONTROL PLAN
2	STORMWATER DRAINAGE AREA MAP & DETAILS

SOILS LEGEND		
SOIL	NAME	CLASS
B&A	B&A silt loam, 0 to 3 percent slopes	D
G&B	G&B silt loam, 3 to 8 percent slopes	B

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

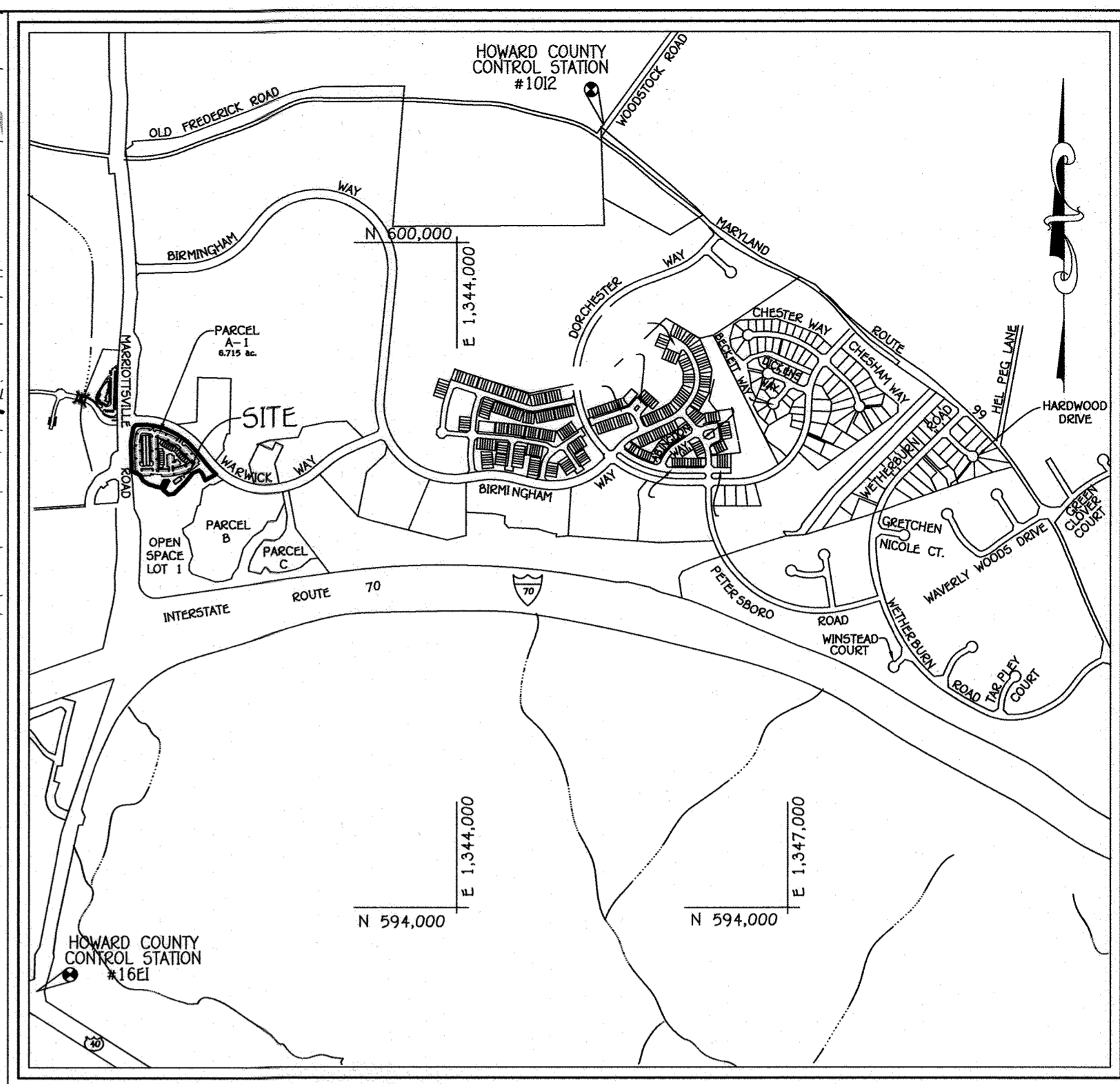
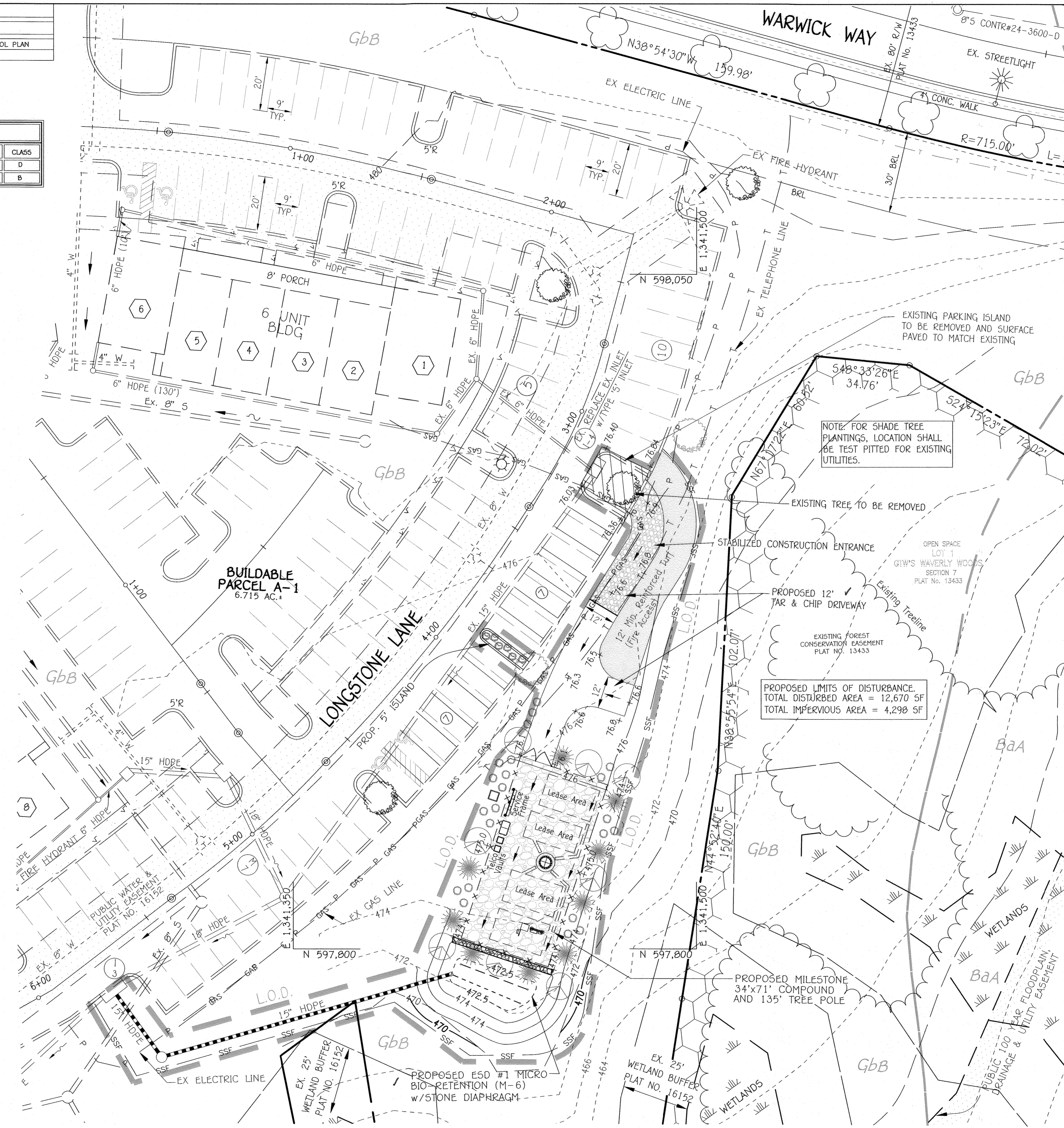
DESIGN NARRATIVE:
 THE NATURAL AREAS AROUND THIS PROJECT ARE BEING PRESERVED BY FLOODPLAIN EASEMENTS AND WILL REMAIN UNDEVELOPED. IN ADDITION, THERE IS A PERENNIAL STREAM, WETLANDS, FLOODPLAIN AND STEEP SLOPES LOCATED WITHIN AN EXISTING FOREST CONSERVATION EASEMENT. THESE AREAS WILL REMAIN UNDISTURBED. THE NATURAL FLOW PATTERN HAS BEEN ADJUSTED TO INCLUDE TREATMENT OF IMPERVIOUS SURFACES WITHIN AN M-6 MICRO BIO-RETENTION. INFILTRATION HAS BEEN PROVIDED WITHIN THE NATURAL GROUND. THE TOTAL AREA OF THE PROJECT IS 6.715 AC. THE LIMITS OF DISTURBANCE AREA IS 0.2 AC. THE MAJORITY OF THIS SITE HAS BEEN DEVELOPED UNDER SDP-03-046. THE PROPOSED IMPERVIOUS AREAS INCLUDE THE ACCESS DRIVEWAY (12' TAR & CHIP) & THE STONE COMPOUND. A DESIGN MANUAL WAIVER WILL BE REQUIRED TO REDUCE THE IMPERVIOUS DRIVE FROM 24' TO 12'. A STABILIZED CONSTRUCTION ENTRANCE AND SUPER SILT FENCE WILL BE USED TO PREVENT SEDIMENT LADEN WATER FROM LEAVING THE SITE. THE PROPOSED M-6 FACILITY IS PROPOSED TO FULLY TREAT A Pe OF 1.8"

SITE ANALYSIS DATA CHART

A. TOTAL AREA OF PARCEL 'A-1' = 6.715 AC.
B. LIMIT OF DISTURBED AREA = 12,670 SQ.FT. OR 0.291 AC. (THIS ECP)
C. PRESENT ZONING DESIGNATION = PEC (PER 10/06/13 COMPREHENSIVE ZONING PLAN)
D. PROPOSED USE: TREE POLE SITE
E. OPEN SPACE ON SITE: N/A
F. RECREATIONAL AREA PROVIDED: N/A
G. PROPOSED IMPERVIOUS AREA: 4,298 SQ.FT. OR 0.099 AC.
H. PREVIOUS HOWARD COUNTY FILES: F-97-180, SDP-03-046
I. TOTAL AREA OF EX. FLOODPLAIN LOCATED ON SITE: 0.00 AC.
J. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 16,180 SQ.FT.
K. NET TRACT AREA = 6.715 AC.
L. (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA)
M. TOTAL AREA OF WETLANDS (INCLUDING BUFFERS) = 2,049 SQ.FT.
N. TOTAL AREA OF EX. FOREST = 0.00 AC.
O. TOTAL GREEN OPEN AREA = 2.68 AC.
P. TOTAL IMPERVIOUS AREA = 4,298 AC. (THIS ECP)
Q. AREA OF ERODIBLE SOILS = 0.00 AC.

LEGEND

SYMBOL	DESCRIPTION
---100---	EXISTING CONTOUR 10' INTERVAL
---102---	EXISTING CONTOUR 2' INTERVAL
---100---	PROPOSED CONTOUR 10' INTERVAL
---102---	PROPOSED CONTOUR 2' INTERVAL
+14.72	PROPOSED SPOT SHOT
---	EXISTING TREELINE
B&A	SOILS
---	WETLAND BUFFER
---	WETLANDS
---	FLOODPLAIN
---	STREAM
---	LIMIT OF DISTURBANCE
SSF	SUPER SILT FENCE
---	PROPOSED STONE TRENCH
---	PROPOSED LANDSCAPING
P	EXISTING POWER (ELECTRIC) LINE
T	EXISTING TELEPHONE LINE
GAS	EXISTING GAS LINE



VICINITY MAP
 SCALE: 1" = 1200'

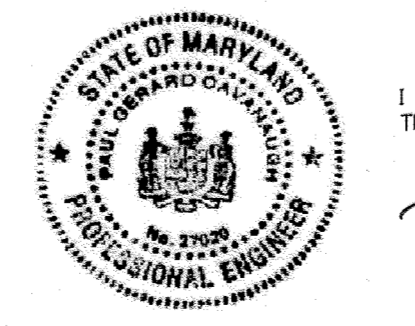
- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED PEC PER 10/6/13 COMPREHENSIVE ZONING PLAN.
 - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES ZB 929-M, 5 94-07, P 97-04, F 03-198, AND F 97-180.
 - THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - BOUNDARY SURVEY PERFORMED BY: FISHER COLLINS AND CARTER INC. ON OR ABOUT AUGUST, 1990.
 - EXISTING TOPOGRAPHY SHOWN HEREON IS FROM MASS GRADING PLAN SDP 96-115 AND SUPPLEMENTED WITH A FIELD RUN SURVEY.
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
 HOWARD COUNTY MONUMENT 1012 N 601060.177 ELEV. = 445.577
 E 1345336.7580
 HOWARD COUNTY MONUMENT 16E1 N 593250.9322 ELEV. = 509.924
 E 1340192.7110
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE LOCATIONS OF EXISTING UTILITIES ARE BASED ON CONTRACT NOS. 24-3600-D, AND 24-3601-D, F 97-180 & MISS UTILITY MARKINGS (GAS, TELEPHONE & ELECTRIC).
 - THERE IS NO FLOOD PLAIN LOCATED ON THIS SITE.
 - A REVISED WETLANDS REPORT HAS BEEN APPROVED BY HOWARD SOIL CONSERVATION SERVICE. THE APPROVED WETLANDS REVISION PLAN HAS BEEN RECORDED AS PLAT # 16151-16152, ON SEPTEMBER 5, 2003.
 - THERE IS NO TRAFFIC STUDY REQUIRED FOR THIS PROJECT, HOWEVER A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. AND A.P.F.O. REGULATIONS WERE COMPLIED WITH AND WAS APPROVED ON OCT. 21, 1993.
 - THIS PLAN SHALL BE SUBJECT TO COMPLIANCE WITH THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE APPENDED ZONING REGULATIONS.
 - THIS PLAN HAS HAD FOREST CONSERVATION REQUIREMENTS SUBMITTED AND APPROVED UNDER F-97-180.
 - A DESIGN MANUAL WAIVER WILL BE REQUIRED FOR THE REDUCTION IN DRIVEWAY WIDTH FROM 16' TO 12'.

Stormwater Management Information

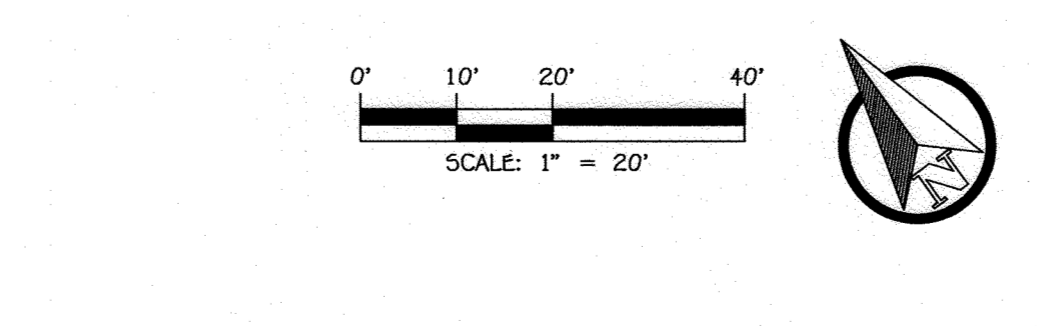
Lot/Parcel No.	Facility Name & No.	Practice Type (Quantity)	Public/Private	HOA/Maintains	Misc.
A-1	ESD #1	(M-6) - 1	X	NO	

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21104
 (410) 461-2092

CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 7.17.21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

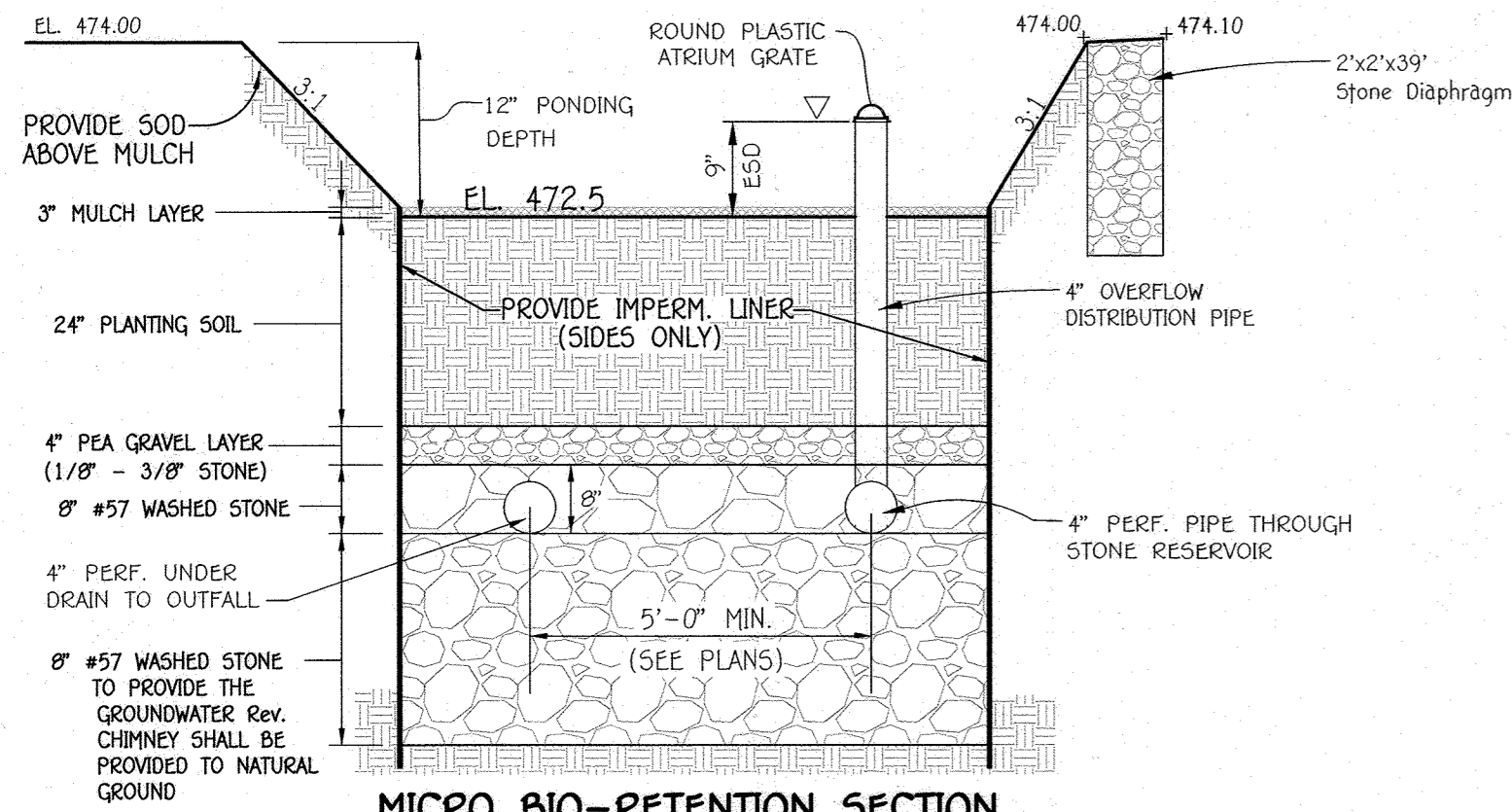


PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 1/25/22.
 Paul G. Cavanaugh
 DATE: JUNE 16, 2021



OWNER / DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 c/o LAND DESIGN & DEVELOPMENT
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-9105

ENVIRONMENTAL CONCEPT, SCHEMATIC GRADING, SEDIMENT & EROSION CONTROL PLAN
GTW'S WAVERLY WOODS
 SECTION 7
 PARCEL 'A-1'
 TAX MAP No: 16 P/O PARCEL: 424
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 20' DATE: JUNE 18, 2021
 SHEET 1 OF 2
 ECP-21-040



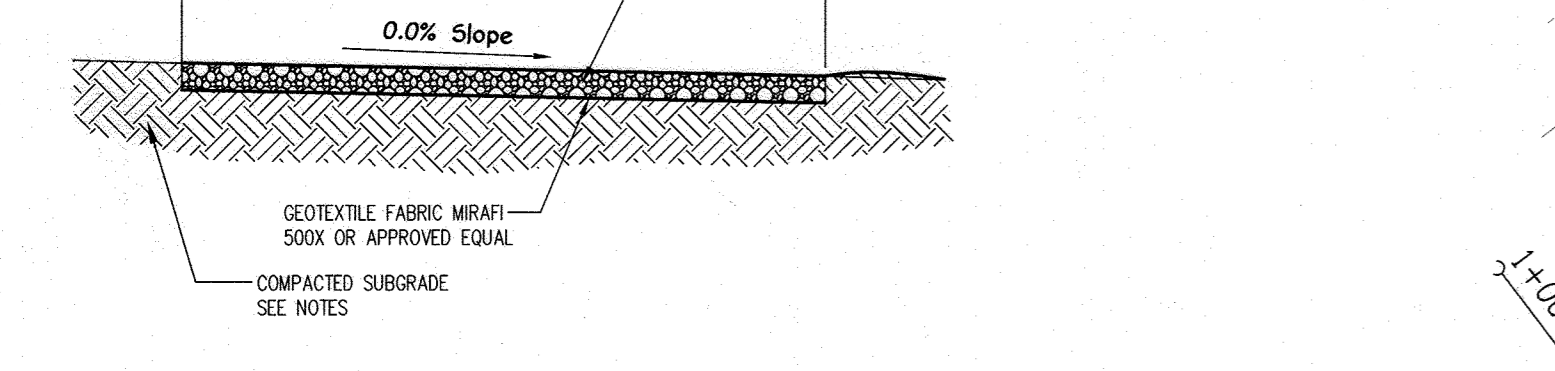
MICRO BIO-RETENTION SECTION WITH 6" OVERFLOW DISTRIBUTION PIPE
NO SCALE

OPERATION AND MAINTENANCE SCHEDULE FOR BIORETENTION AREAS (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 A.4.1 and 2.
- The owner shall perform a plant in the spring and in the fall each year; during the inspection, the owner shall remove dead and 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.

SOILS LEGEND		
SOIL	NAME	CLASS
BaA	Baile silt loam, 0 to 3 percent slopes	D
GbB	Gladstone loam, 3 to 8 percent slopes	B

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



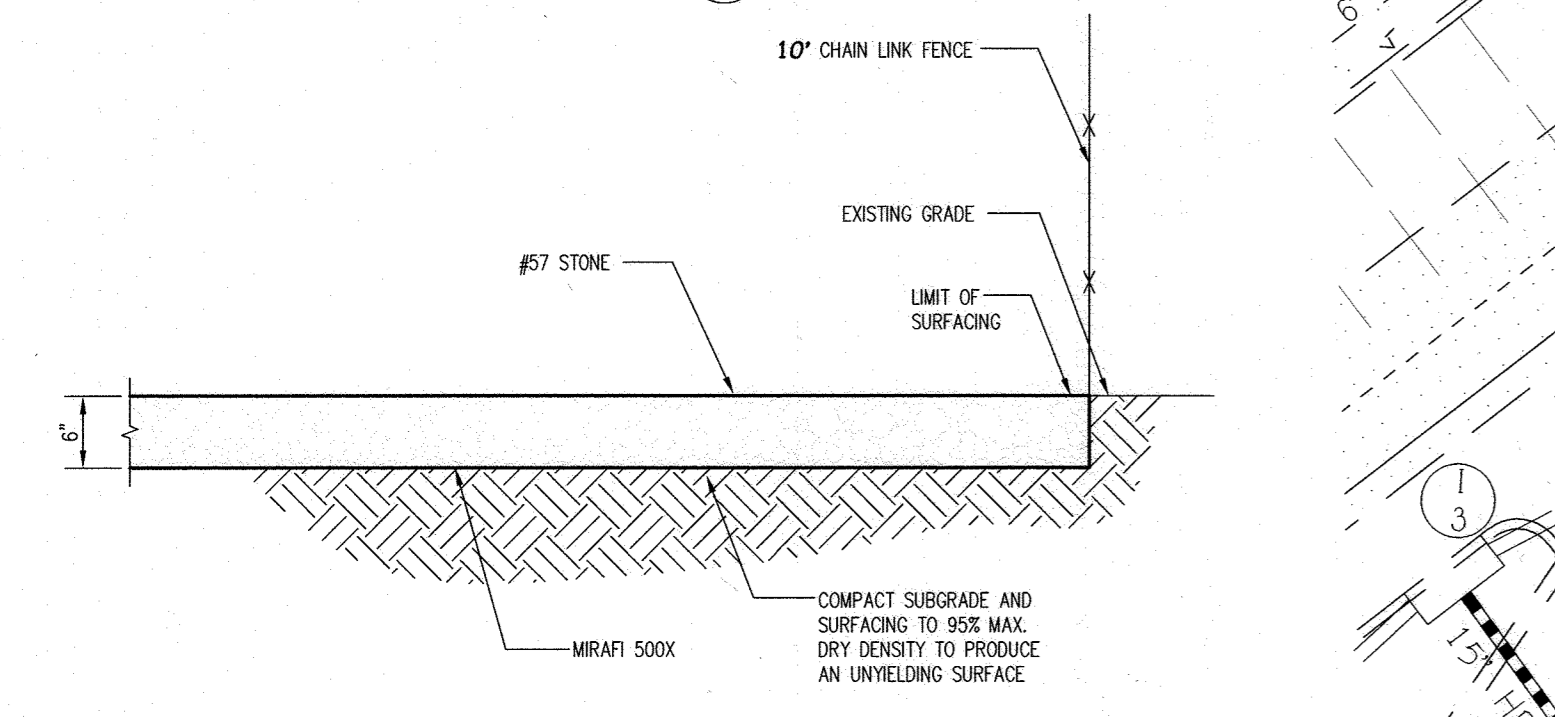
CONTRACTOR SHALL INSTALL A TEMPORARY ACCESS ROAD WHICH SHALL BE UTILIZED UNTIL HEAVY CONSTRUCTION WORK IS COMPLETE. THE CONTRACTOR SHALL THEN INSTALL THE ACCESS ROAD PER DETAIL SHOWN ABOVE.

TEMPORARY ACCESS ROAD NOTES:
CLEAR AND GRUB THE LIMITS OF THE TEMPORARY ACCESS ROAD AND REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE TO FIRM SUBGRADE. FILL, UNDERCUT AND COMPACT MATERIAL IN LAYERS NOT EXCEEDING 8 INCHES IN DEPTH. PLACE 4" OF 57 STONE AND PROOF ROLL IF TEMPORARY ROAD REQUIRES STABILIZATION.

ACCESS ROAD:
FILL UNDERCUT AND COMPACT TEMPORARY ACCESS ROAD UP TO 6" BELOW FINISH GRADE. PLACE MIRAFI 500X STABILIZATION FABRIC ON SUBGRADE. PULL TIGHT AND STAKE IN PLACE. PLACE AND COMPACT 6" DEPTH OF TAR & CHIP TO FINISH GRADE.

COMPACTION NOTES:
1. SURFACE COURSE AND BASE COURSE SHALL BE COMPACTED TO 98% MAX. DRY DENSITY STANDARD PROCTOR.
2. SUBGRADE SOIL SHALL BE COMPACTED TO 95% MAX. DRY DENSITY STANDARD PROCTOR.

GRAVEL ACCESS ROAD DETAIL
SCALE: N.T.S.

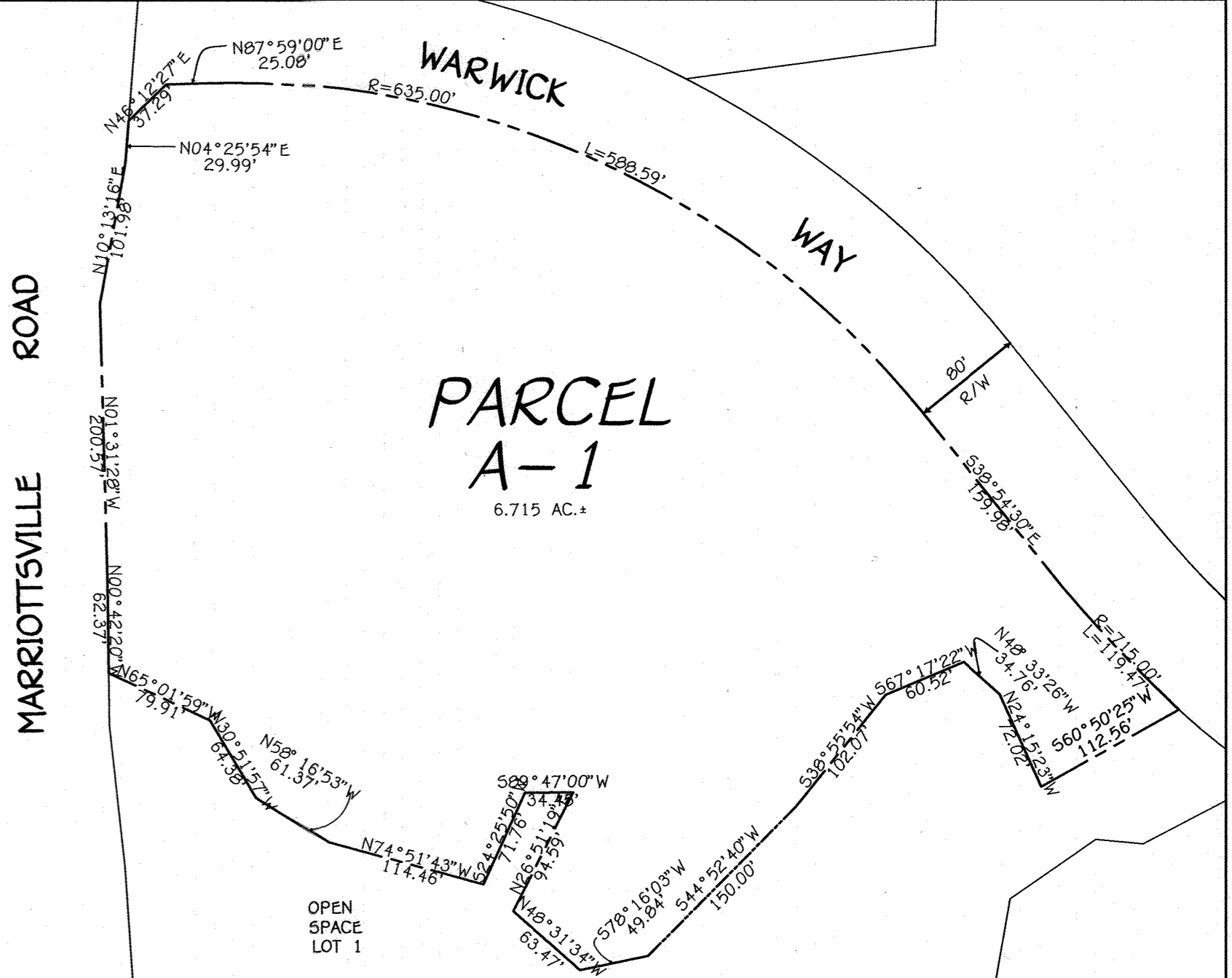
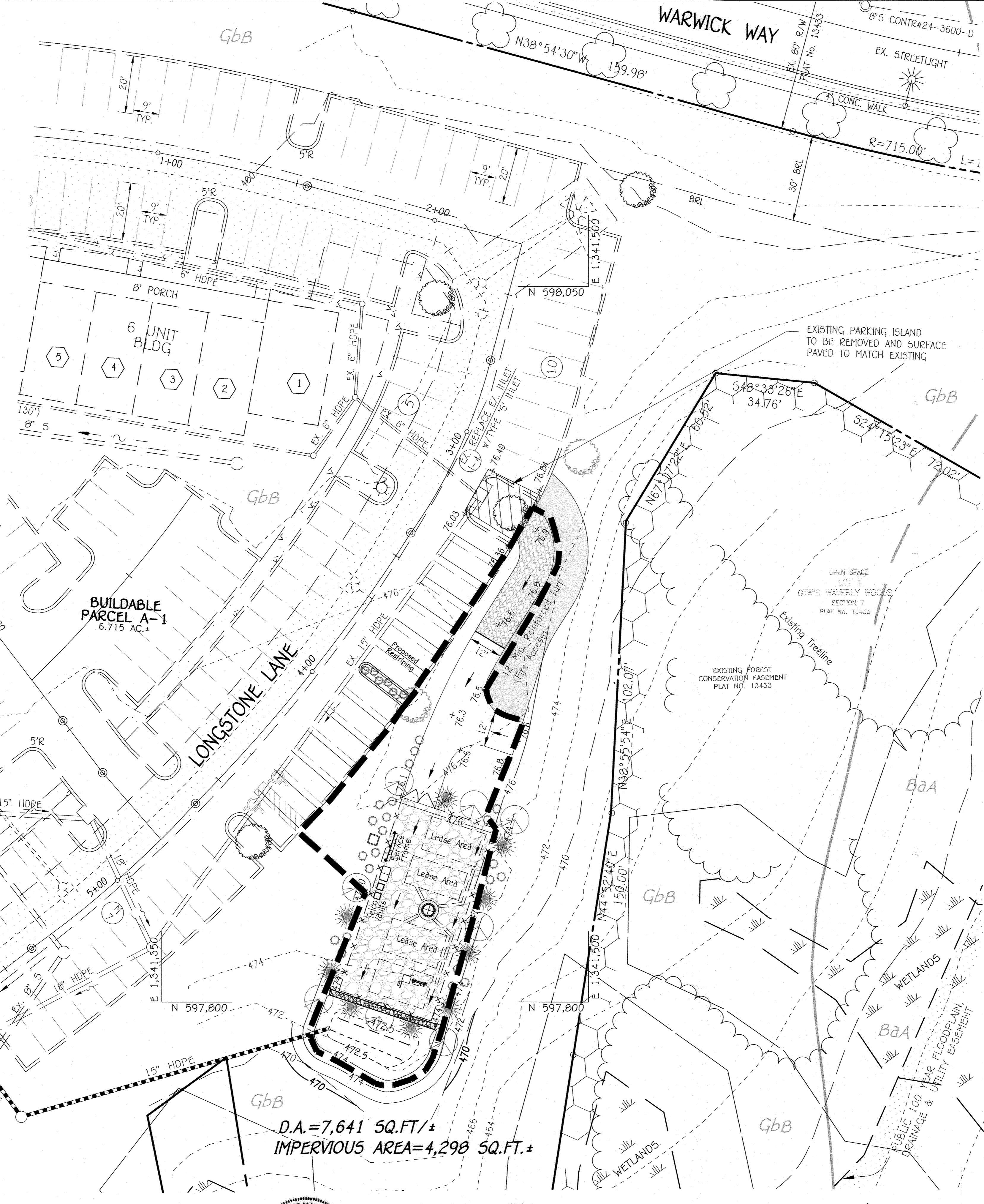


NOTE:
LEASE AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE TO FIRM SUBGRADE. PROOF ROLL COMPOUND AREA WITH A 10 TON TRUCK. FILL UNDERCUT AND COMPACT UP TO 6" BELOW FINISH GRADE. PLACE A MIRAFI 500X SOIL STABILIZATION FABRIC ON SUBGRADE. FILL WITH 6" OF AASHTO 57 STONE TO FINISH GRADE.
REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

COMPOUND SURFACING DETAIL
SCALE: N.T.S.

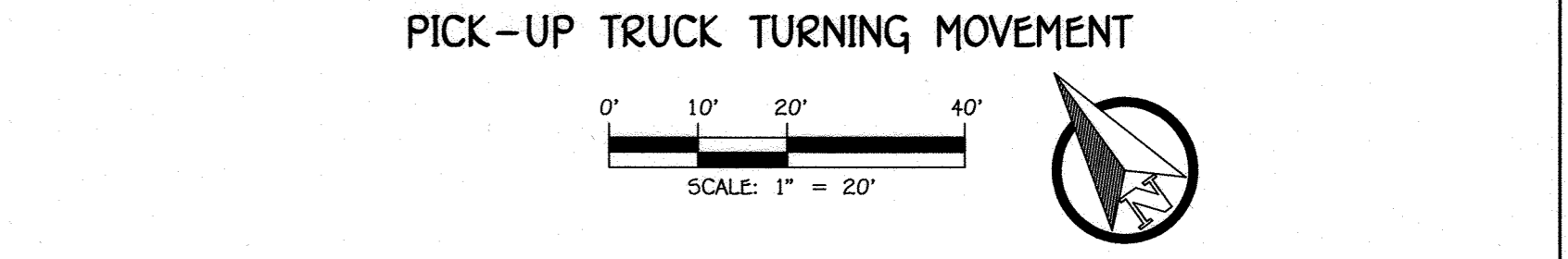
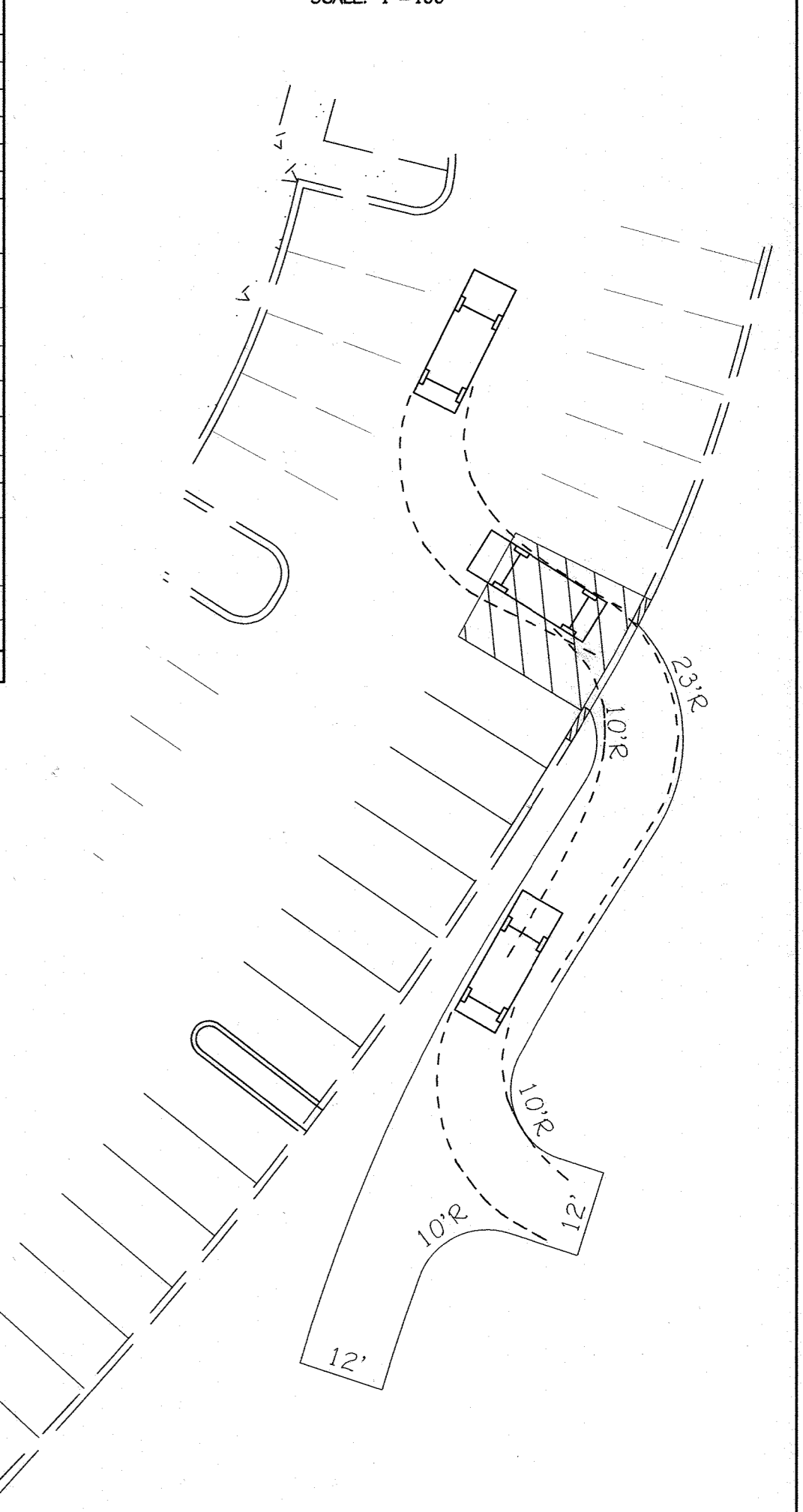
FISHER, COLLINS & CARTER, INC.
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CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2299

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 6/20/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 7/7/21



LEGEND	
SYMBOL	DESCRIPTION
-100-	EXISTING CONTOUR 10' INTERVAL
-102-	EXISTING CONTOUR 2' INTERVAL
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102	PROPOSED CONTOUR 2' INTERVAL
+14.72	PROPOSED SPOT SHOT
---	EXISTING TREELINE
BaA	SOILS
---	WETLAND BUFFER
	WETLANDS
---	FLOODPLAIN
---	STREAM
---	LIMIT OF DISTURBANCE
SSP	SUPER SILT FENCE
---	PROPOSED STONE TRENCH
☀	PROPOSED LANDSCAPING
P	EXISTING POWER (Electric) LINE
T	EXISTING TELEPHONE LINE
GAS	EXISTING GAS LINE

METES & BOUNDS
SCALE: 1"=100'



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STORMWATER DRAINAGE AREA MAP & DETAILS
GTW'S WAVERLY WOODS
SECTION 7
PARCEL 'A-1'

TAX MAP No: 16 P/O PARCEL: 424
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 20' DATE: JUNE 18, 2021
SHEET 2 OF 2

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PAUL G. CARROLL
PAUL G. CARROLL
June 16, 2021

K:\Drawings\440254-Waverly Woods Section 7 Parcel A\Roadline & ECP 2021\04017 ECP PLAN 12 B.dwg 5-13-21.dwg ECP (C), 6/18/2021 8:28:23 AM, 1:1