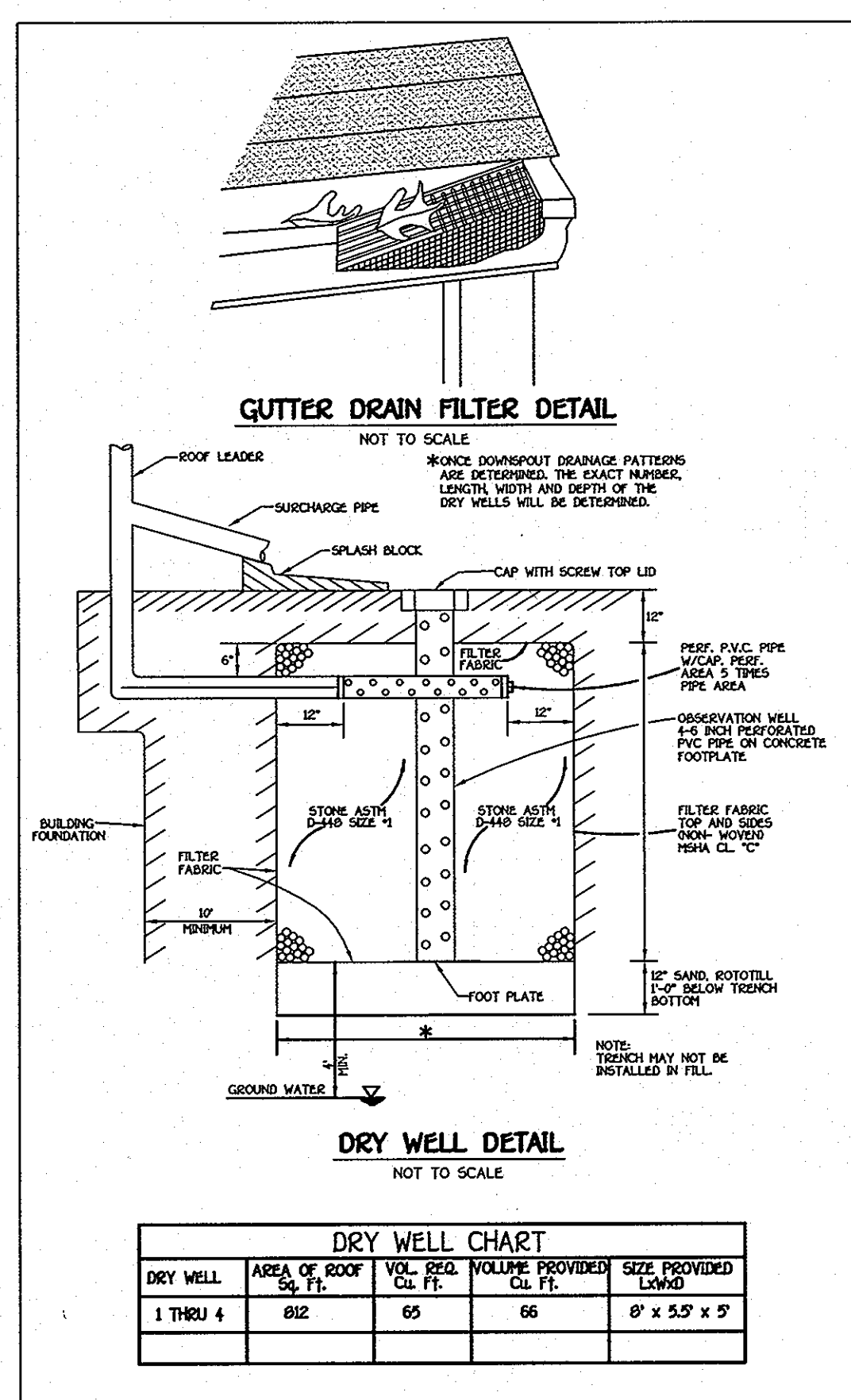


SHEET INDEX	
SHEET NO.	DESCRIPTION
1	GENERAL NOTES AND DETAILS
2	GRAPHIC PLAN VIEW



DRY WELL CHART

DRY WELL	AREA OF ROOF SQ. FT.	VOL. R.O. CU. FT.	VOLUME PROVIDED CU. FT.	SIZE PROVIDED
1 THRU 4	812	65	66	8' x 5.5' x 5'

STORMWATER MANAGEMENT NOTES

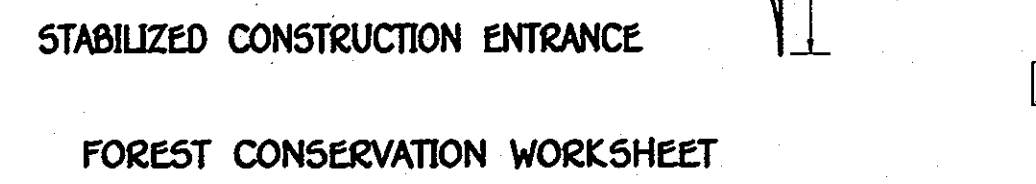
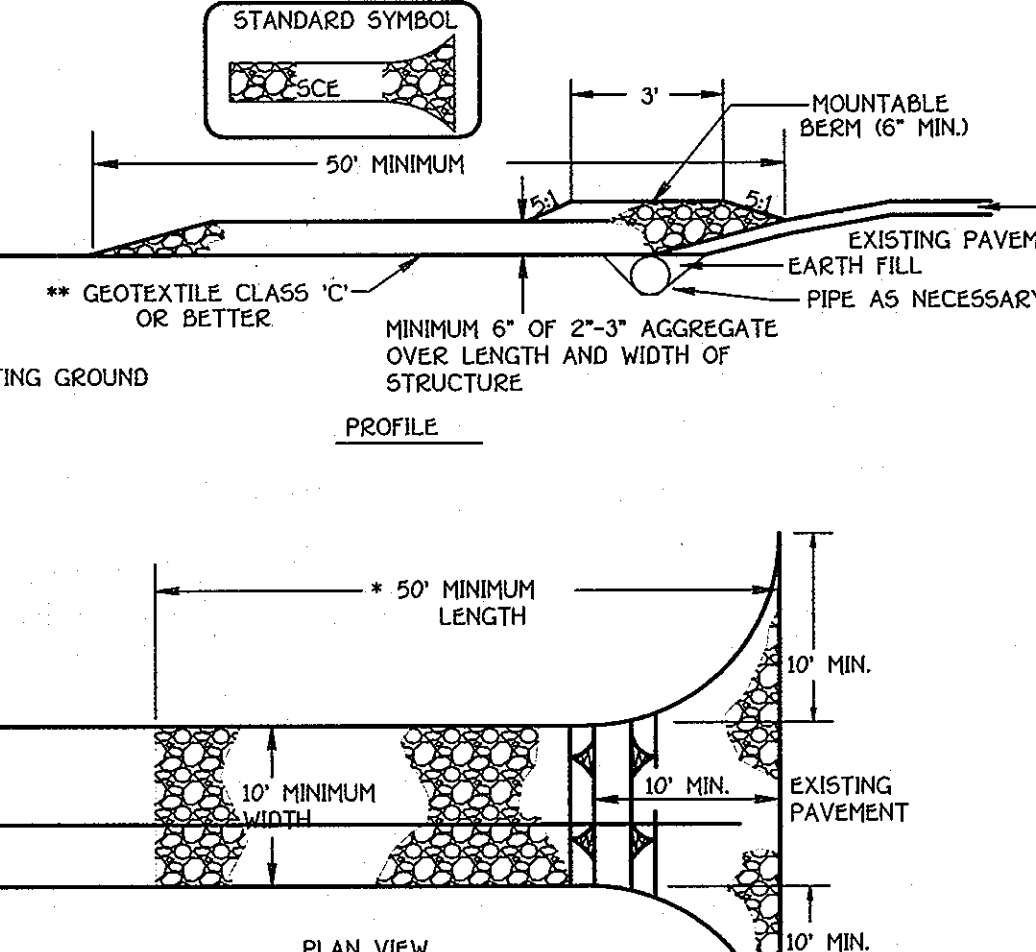
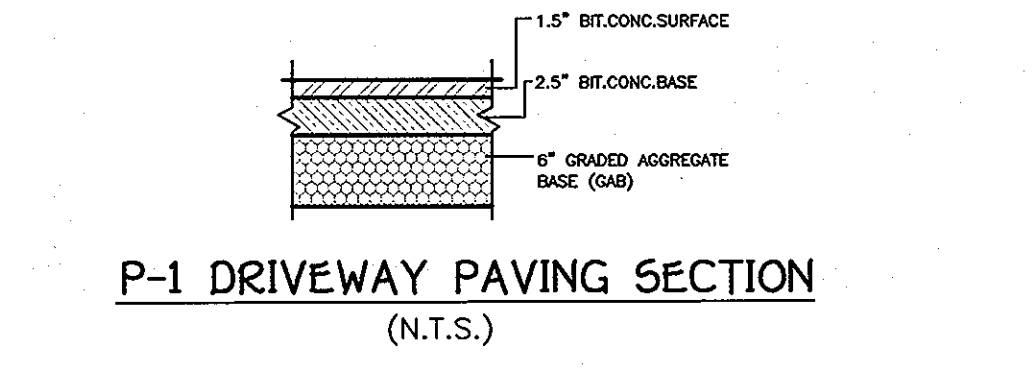
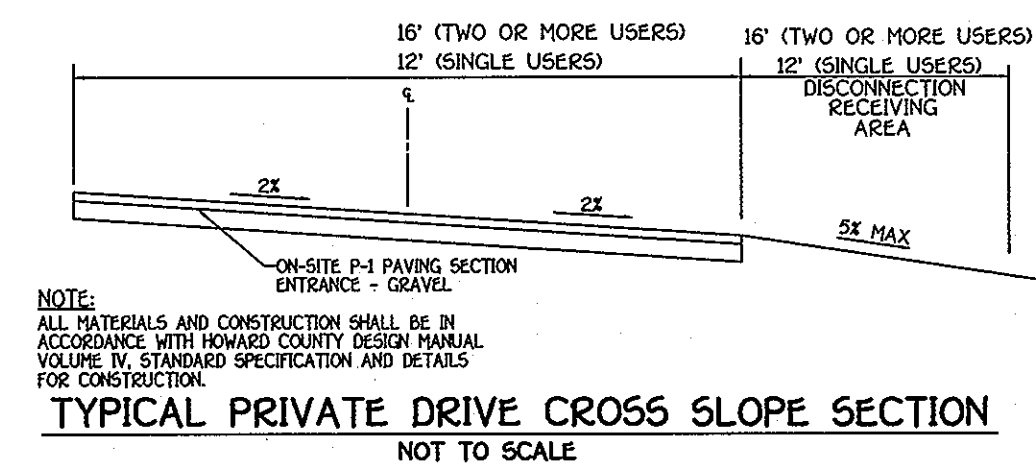
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1000 SQ. FT. OR LESS.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% SLOPE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.

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

- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
- THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED OPEN CHANNEL SYSTEMS GRASS SWALES AND WET SWALES, (M-8)

- THE OPEN CHANNEL SYSTEM SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
- THE OPEN CHANNEL SHALL BE MOVED A MINIMUM OF AS NEEDED DURING THE GROWING SEASON TO MAINTAIN A MAXIMUM GRASS HEIGHT OF LESS THAN 6 INCHES.
- DEBRIS AND LITTER SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
- VISIBLE SIGNS OF EROSION IN THE OPEN CHANNEL SYSTEM SHALL BE RE PAIRED AS SOON AS IT IS NOTICED.
- REMOVE SILT IN THE OPEN CHANNEL SYSTEM WHEN IT EXCEEDS 25% OF THE ORIGINAL WOV.
- INSPECT CHECK DAMS TWICE A YEAR FOR STRUCTURAL INTEGRITY. RESTORE CHECK DAMS TO ORIGINAL CONDITION AS APPLICABLE.



NET TRACT AREA	Acres
A. TOTAL TRACT AREA	15.7
B. AREA WITHIN 100 YEAR FLOODPLAIN	0
C. AREA TO REMAIN IN AGRICULTURE PRODUCTION	0
D. NET TRACT AREA	15.7

LAND USE CATEGORY: (from table 3.2.1, page 10, Manual)

AREA	HDR	IDA	HDR	MPD	CIA
E. AFFORESTATION THRESHOLD	20x	0			3.1
F. FOREST CONSERVATION THRESHOLD	25x	0			3.9
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)					7.9
H. AREA OF FOREST ABOVE REFORESTATION THRESHOLD					4.8
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD					4.0

BREAK EVEN POINT:

J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	0.8
K. CLEARING PERMITTED WITHOUT MITIGATION	3.2

PROPOSED FOREST CLEARING:

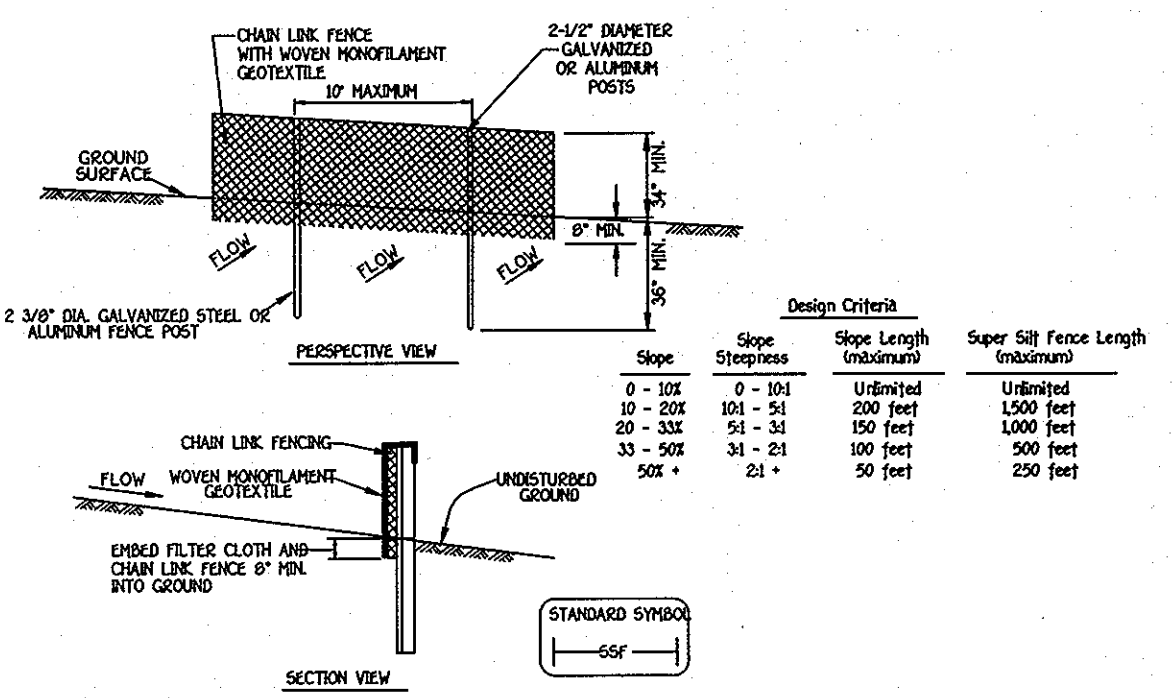
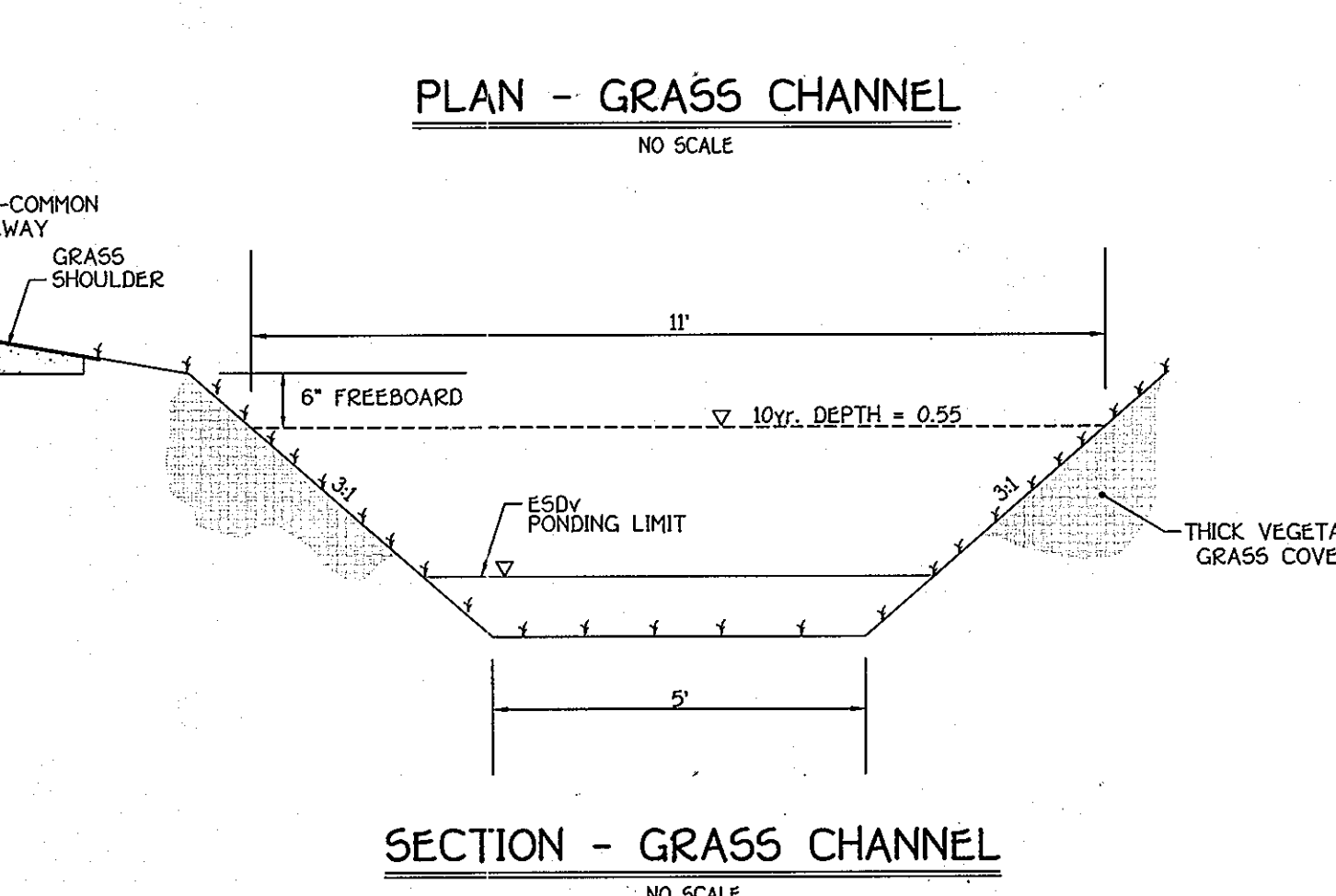
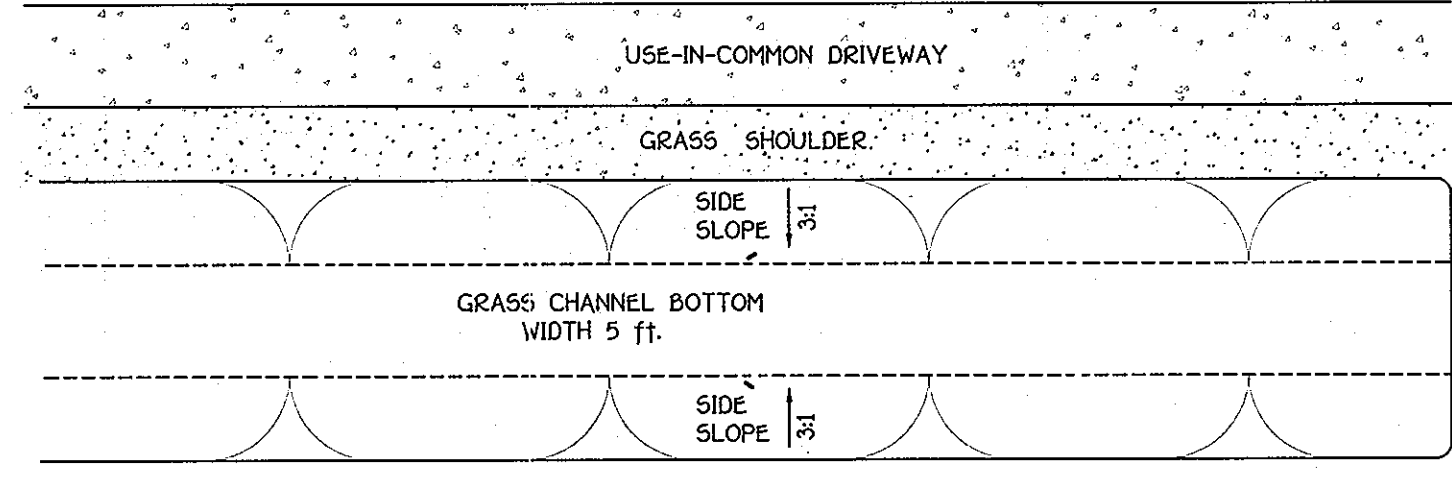
L. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE	3.2
M. TOTAL AREA OF FOREST TO BE RETAINED IN FCE	3.2

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.8
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.8
R. TOTAL REFORESTATION REQUIRED	0
S. TOTAL AFFORESTATION REQUIRED	0
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	0

STORMWATER MANAGEMENT PRACTICES

LOT No.	ADDRESS	GREEN ROOF A-1 (Y/N)	PERMEABLE PAVING A-2 (Y/N)	REINFORCED TURF A-3 (Y/N)	DISCONNECTION OF ROOFTOP RUNOFF N-1 (NUMBER)	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	SHEET FLOW TO CONSERVATION AREAS N-3 (Y/N)	RAINWATER HARVESTING H-1 (NUMBER)	SUBMERGED GRAVEL INFILTRATION H-2 (NUMBER)	LANDSCAPE INFILTRATION BERM H-3 (NUMBER)	DRY WELLS M-5 (NUMBER)	MICRO BIO-RETENTION M-7 (NUMBER)	RAIN GARDENS M-8 (NUMBER)	SWALES M-9 (NUMBER)	ENHANCED FILTER M-9 (NUMBER)
2	BROWNS BRIDGE ROAD										2				
PAR. B	BROWNS BRIDGE ROAD										2				



SOILS LEGEND

SOIL	NAME	CLASS
GBA	Claystone loam, 0 to 3 percent slopes	B
GBB	Claystone loam, 3 to 8 percent slopes	B
GBS	Claystone silt loam, 0 to 8 percent slopes	C

NOTES:

- * Hydraulic soils and/or contain hydric inclinations
- ** May contain hydric inclinations
- † Generally only within 100-year floodplain area

SOILS LEGEND

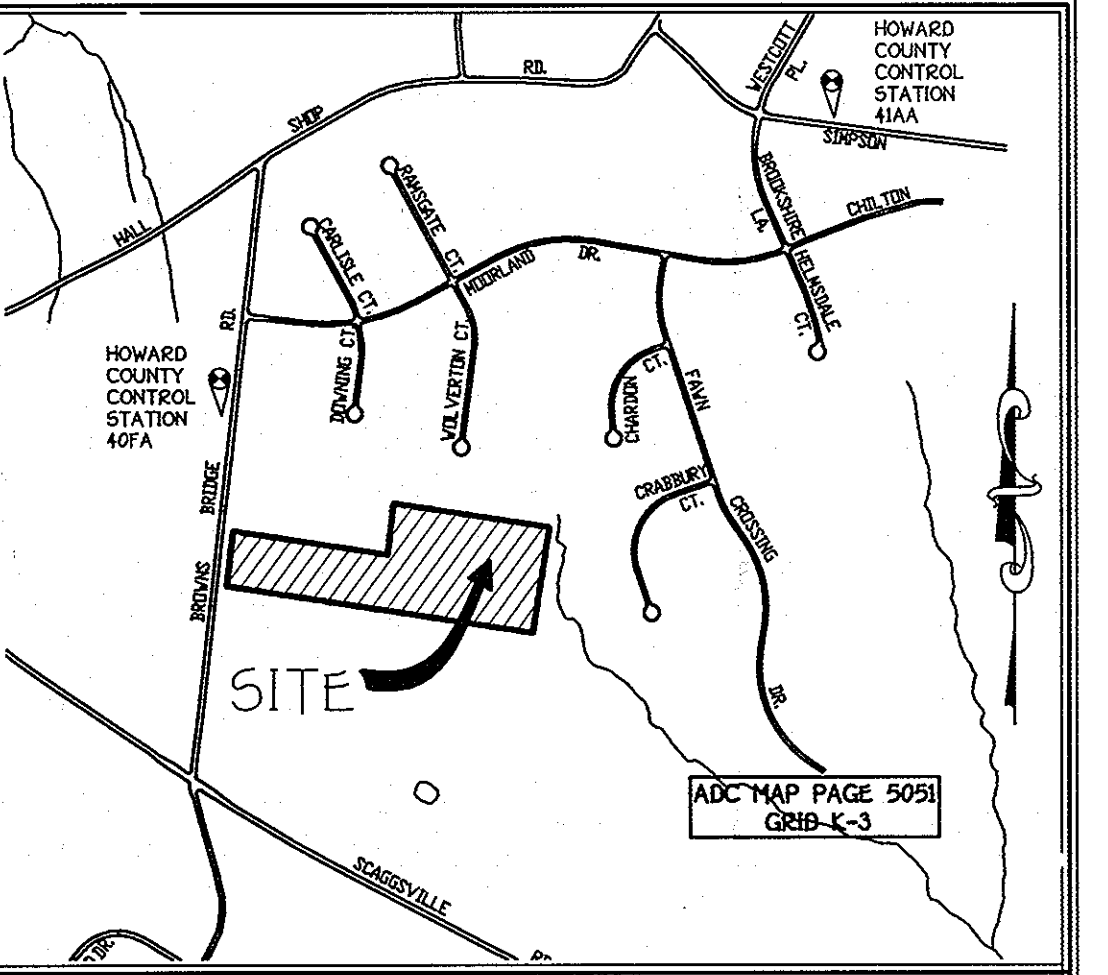
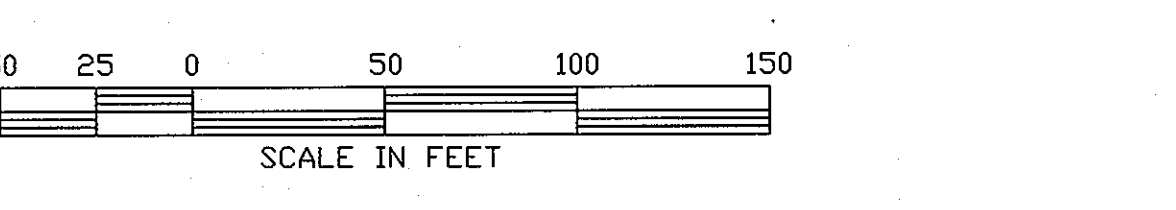
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GENERAL NOTES

- SUBJECT PROPERTY ZONED: RR-DEO.
- PREVIOUS DPZ FILE NUMBERS: NONE.
- SEPTIC CASSETTE SUBJECT TO HOWARD COUNTY HEALTH DEPARTMENT REVIEW.
- LENGTH OF TRENCH TO BE DETERMINED AT TIME OF SEPTIC PERMIT ISSUANCE.
- CONTRACTOR/BUILDER TO VERIFY ELEVATION IN FIELD BEFORE BEGINNING ANY CONSTRUCTION.
- FIELD SURVEY TOPOGRAPHIC SURVEY DONE BY FISHER, COLLINS & CARTER, INC. JUNE, 2011.
- STORMWATER MANAGEMENT (SWM) REQUIREMENTS FOR THIS SITE WILL BE MET USING ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT POSSIBLE (ESD TO THE MEP) IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II, EFFECTIVE MAY, 2010. IT IS TO BE NOTED THE LOT 1 CONTAINS AN EXISTING HOUSE FOR WHICH SWM IS NOT REQUIRED. RUNOFF FROM THE PROPOSED HOUSES AND INDIVIDUAL DRIVEWAYS ON LOT 2 AND BUILDABLE PRESERVATION PARCEL (BPP) SHALL BE TREATED WITH THE USE-IN-COMMON (UIC) DRIVEWAY WILL BE TREATED USING THE FOLLOWING PRACTICES: LOT 2: DISCONNECTION OF ROOFTOP RUNOFF (N-1) AND TWO (2) DRYWELLS (M-5) FOR THE PROPOSED HOUSE AND DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) FOR THE PROPOSED DRIVEWAY.
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- GRASS CHANNEL (M-8) FOR THE PROPOSED DRIVEWAY ADJACENT TO LOT 1 AND NON-BUILDABLE PRESERVATION PARCEL 'A'. IT IS TO BE NOTED THAT INDIVIDUAL DECLARATIONS OF COVENANTS ARE REQUIRED FOR THIS PROJECT.
- A FOREST CONSERVATION AND WETLAND REPORT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN SEPTEMBER, 2011. FOREST & WETLANDS EXIST ON SITE.
- THE EXISTING WETLANDS SHOWN ON THIS PLAN, TAG NO. HO 73-2925 HAS BEEN FIELD LOCATED BY FISHER, COLLINS & CARTER, INC., PROFESSIONAL LAND SURVEYORS AND IS ACCURATELY SHOWN.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA. ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- LIMIT OF DISTURBANCE IS 90,369 SF. OR 2.07 ACRES.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
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- NO STEEP SLOPES 25% OR GREATER ON SUBJECT PROPERTY.

ESD Narrative:

- There are existing Wetlands and their Buffers, as shown in Table 5.1 of the Maryland Stormwater Management (SWM) Design Manual (Manual), located on the site. It is to be noted they will be protected within a Forest Conservation Easement and as such, will not be disturbed by the construction activity connected with this development project.
- The existing drainage patterns will be maintained as closely as possible during and after the development of the site.
- Efforts have been made to reduce the impervious areas; however, when the final house types is selected, it may be possible to reduce the site imperviousness through better site design.
- The required Sediment and Erosion control measures consisting of super silt fence, a stabilized construction entrance and Erosion Control Matting have been designed in accordance with the latest Howard County Soil Conservation District and Maryland Department of the Environment regulations. Based on the type and location of the ESD practices, there was no need to incorporate these measures into the SWM strategy.
- The proposed Environmental Site Design measures have been implemented to the Maximum extent Possible and meet the targeted Pe for this site. As such, no major structural practices as described in Chapter 3 of the above cited Manual will be required.
- There will be no disturbance to the Environmental Feature on-site.



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- NO STEEP SLOPES 25% OR GREATER ON SUBJECT PROPERTY.

LEGEND

SYMBOL	DESCRIPTION
(---)	EXISTING 2' CONTOURS
(---)	EXISTING 10' CONTOURS
(---)	PROPOSED CONTOUR
(---)	SPOT ELEVATION
(---)	LIMITS OF DISTURBANCE
(---)	EXISTING TREELINE
(---)	PROPOSED TREELINE
(---)	SOILS LINES AND TYPE
(---)	SUPER SILT FENCE
(---)	STABILIZES CONSTRUCTION ENTRANCE
(---)	LIMIT OF WETLANDS
(---)	25' WETLANDS BUFFER

ENVIRONMENTAL CONCEPT PLAN
VAN NOY PROPERTY
LOTS 1 & 2,
NON-BUILDABLE PRESERVATION PARCEL 'A'
& BUILDABLE PRESERVATION PARCEL 'B'

TAX MAP #40 PARCELS: 0370 THRU 0372, 0468 THRU 0473 GRID: 12
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ZONED: RR-DEO
SCALE: 1" = 50' DATE: JANUARY 12, 2012
SHEET 1 OF 2

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 2-16-12
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 2/16/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
1801 4th - 2955

OWNER/DEVELOPER
DAVID A. VAN NOY
PATRICIA A. VAN NOY
7319 BROWNS BRIDGE ROAD
FULTON, MARYLAND 20759
PHONE NO. 301-951-8110

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

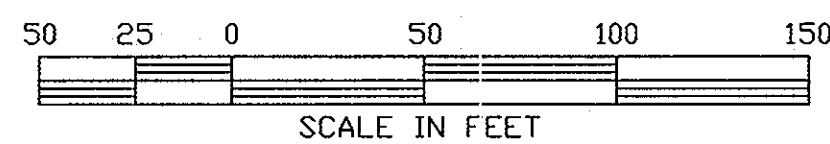
MD DNE Qualified Professional
USAGCC Wetland Designer
Certification # WDCP931006100418

[Signature]
JOHN P. CANOLES



TERRELL R. WILLIAMS, P.E. 9757
DATE: 1/16/12
Professional certification I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 9757, Expiration Date: 3-3-13.

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SHEET NO.	DESCRIPTION
1	GENERAL NOTES AND DETAILS
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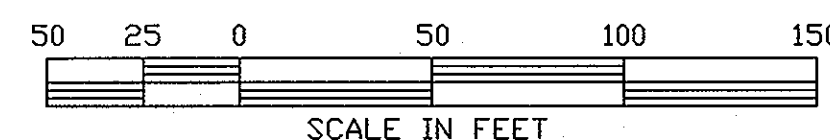
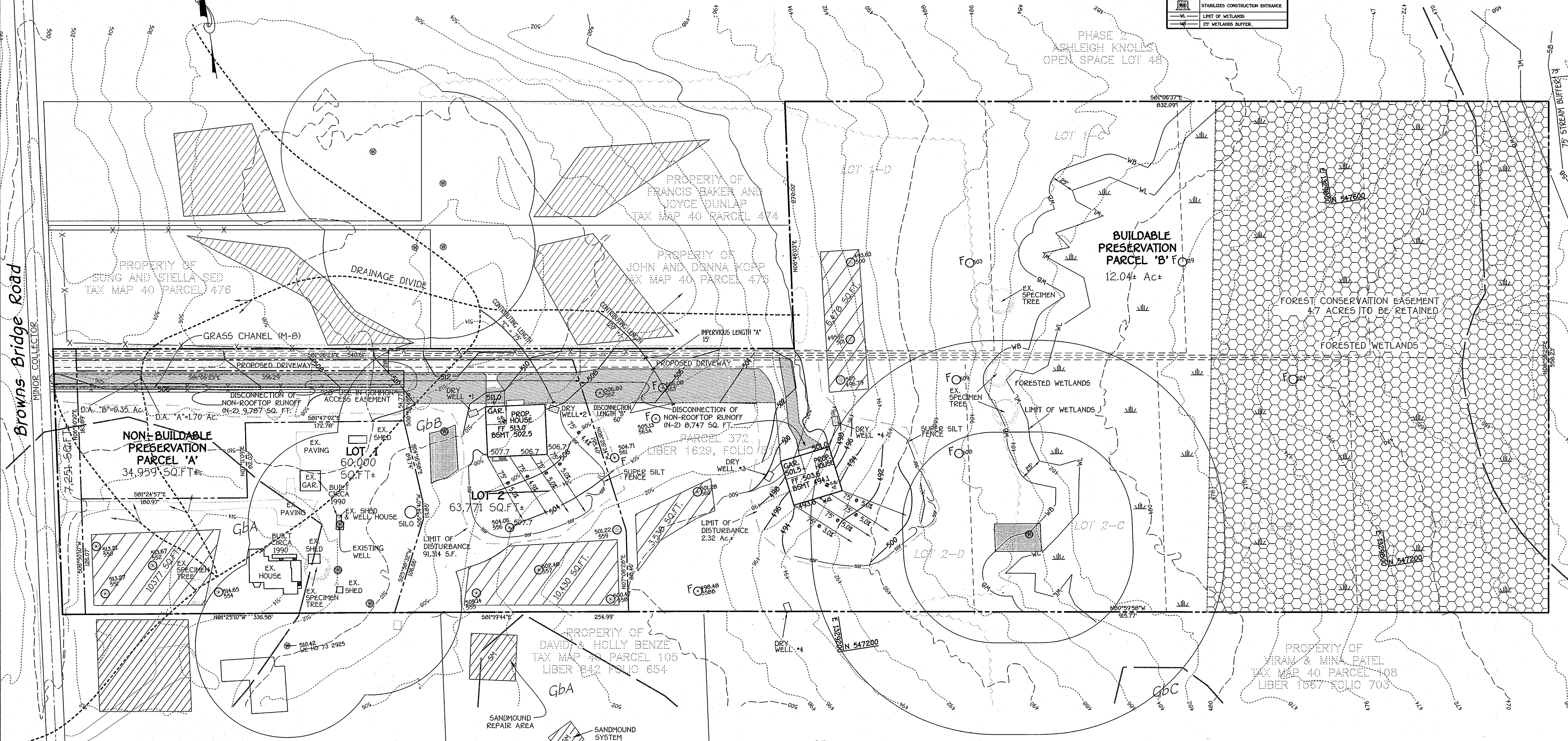


LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING 2' CONTOURS
---	EXISTING 10' CONTOURS
---	PROPOSED CONTOUR
•	362.5 SPOT ELEVATION
---	LIMITS OF DISTURBANCE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	SOILS LINES AND TYPE
---	SUPER SILT FENCE
---	STABILIZES CONSTRUCTION ENTRANCE
---	LIMIT OF WETLANDS
---	25' WETLANDS BUFFER

SOILS LEGEND		
SOIL	NAME	CLASS
GbA	Gibbstown loam, 0 to 3 percent slopes	B
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GbC	Gibbstown-Belle ellit loam, 0 to 8 percent slopes	C

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

Browns Bridge Road



65'			
A	B		
812	812		
sf	sf		
S	D	C	F
406	406	406	406
sf	sf	sf	sf
DRAINAGE AREA			
1"=30'			

APPROVED: DEPARTMENT OF PLANNING AND ZONING
K. J. Schuch
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 2/16/12

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL OFFICE: 9712 FINE - 10722 BALTIMORE NATIONAL PIKE
 SUITE 200, GAITHERSBURG, MARYLAND 20878
 (410) 481-2955

OWNER/DEVELOPER
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 PATRICIA A. VAN NOY
 7319 BROWNS BRIDGE ROAD
 FULTON, MARYLAND 20759
 PHONE NO. 515-851-8110

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS

NO ONE qualified Professional USACE Wetland Designer Certification # WDCPSM00010448
J. C. ...
 JOHN P. CHANLES



TERRELL A. ...
 Professional Engineer I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 3757, Expiration Date 3-3-13.
 DATE: 1/6/12

ENVIRONMENTAL CONCEPT PLAN
VAN NOY PROPERTY
 LOTS 1 & 2,
 NON-BUILDABLE PRESERVATION PARCEL 'A'
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