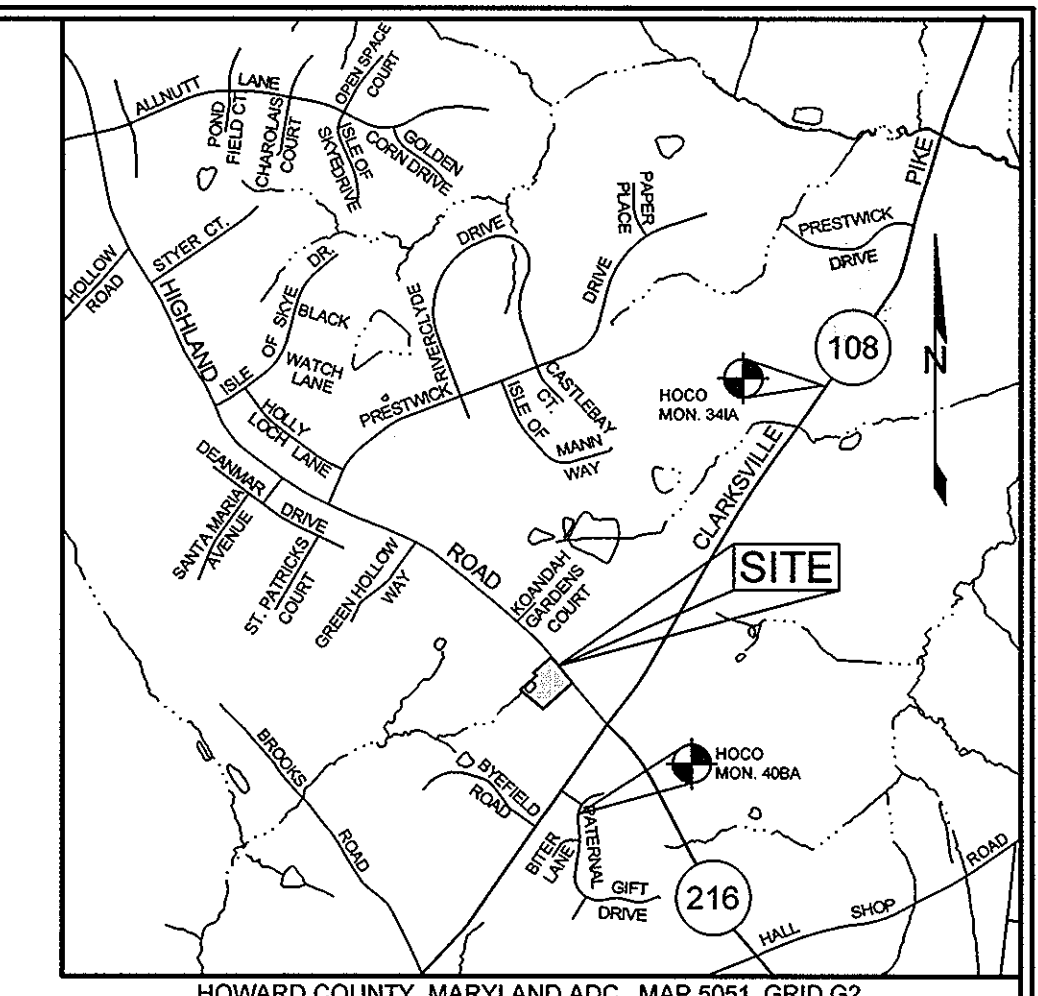


**LEGEND**

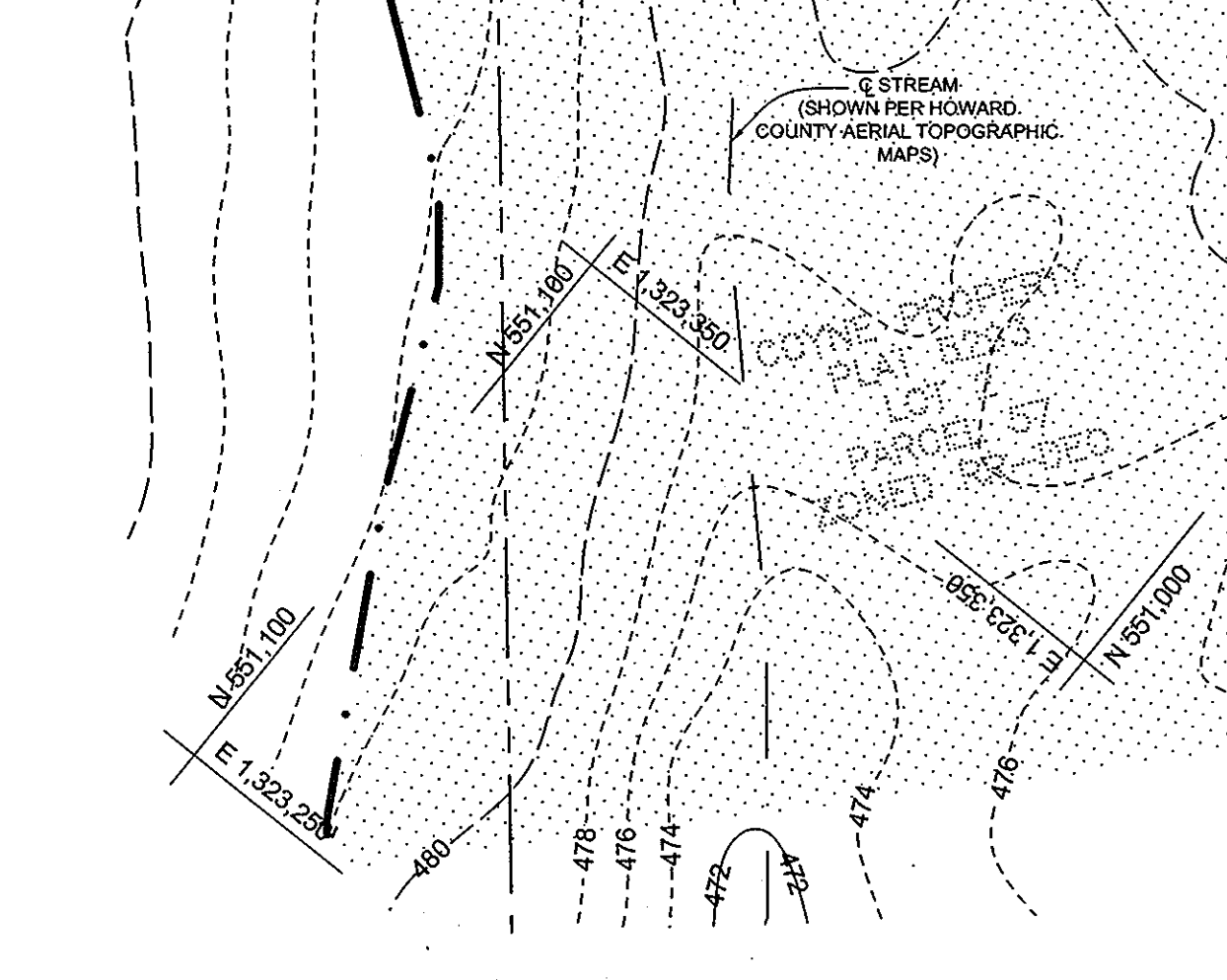
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- SPECIMEN TREE
- EXISTING LANDSCAPE TREES
- PROPOSED PARKING COUNT
- SOIL BOUNDARY
- 'B' SOIL
- 'C' SOIL
- EXISTING SEPTIC EASEMENT
- PROPOSED BIORETENTION FACILITY
- TEST PIT LOCATION



**BENCHMARKS**

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
341A	553,271.9118	1,325,838.7097	471.875'	MD RTE. 108, 1/2 MILE NE OF HIGHLAND ROAD
408A	549,925.1053	1,324,025.0998	533.943'	PATERLAL GIFT DRIVE, HIGHLAND

**MATCH LINE - THIS SHEET**



**PLAN VIEW**

SCALE: 1"=30'

**GENERAL NOTES**

- THIS PROPERTY IS ZONED RR PER THE DECISION OF THE ZONING BOARD OF HOWARD COUNTY, MARYLAND, ZONING BOARD CASE NO. 1082M EFFECTIVE 03/24/2010, WHICH GRANTED THE RECLASSIFICATION OF SAID PROPERTY FROM RR-DEO (RURAL RESIDENTIAL-DENSITY EXCHANGE OPTION) TO THE BR (BUSINESS-RURAL) ZONING DISTRICT.
- GROSS AREA OF PROPERTY = 3.09 AC.
- BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY NJR & ASSOCIATES, DATED AUGUST 18, 2008, AND VERIFIED BY SILL, ADCOCK & ASSOCIATES, LLC, ON OR ABOUT JULY, 2011.
- TOPOGRAPHY IS BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY PERFORMED BY NJR & ASSOCIATES, DATED AUGUST 18, 2008, AND VERIFIED BY SILL, ADCOCK & ASSOCIATES, LLC, ON OR ABOUT JULY, 2011. TOPOGRAPHY BEYOND LIMITS OF THE SITE, AND ADJACENT BUILDING LOCATIONS ARE SUPPLEMENTED BASED ON HOWARD COUNTY AERIAL TOPOGRAPHIC MAPS.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. 341A AND NO. 408A. SEE BENCHMARK CHART FOR CONTROL DETAILS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). 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 SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN WETLANDS, STREAMS, THEIR BUFFERS, OR THE REQUIRED FOREST CONSERVATION EASEMENT AREAS.
- THERE ARE NO FLOODPLAINS OR CEMETERIES LOCATED ON-SITE.
- FOREST CONSERVATION WILL BE PROVIDED AS PART OF THE SITE DEVELOPMENT PLANS.
- STORMWATER MANAGEMENT FOR THIS PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH THE 2007 STORMWATER MANAGEMENT REGULATIONS.
- DEED REFERENCE: LIBER 10517, FOLIO 333.
- WETLAND AND FOREST STAND DELINEATION WERE PREPARED BY SILL, ADCOCK AND ASSOCIATES IN AUGUST, 2011.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLANS.
- 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 SITE PLAN STAGES. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
- DPZ FILE NUMBERS: ZB NO. 1082M, SPP-12-71.

**STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE**

- THE PURPOSE OF THIS PLAN IS TO PROPOSE A PARKING LOT TO SERVE AN EXISTING RESTAURANT. NO STORMWATER MANAGEMENT CURRENTLY EXISTS ON-SITE, HOWEVER THERE IS AN EXISTING POND ON THE PROPERTY. THE PROPERTY IS BEING ANALYZED TO PROVIDE ON-SITE TREATMENT FOR ALL OF THE PROPOSED IMPERVIOUS AREAS.
- THERE ARE NO WETLANDS, OR STEEP SLOPES EXISTING ON-SITE. NO OTHER ENVIRONMENTALLY SENSITIVE AREAS (STREAM, STREAM BUFFERS, FLOODPLAIN, ETC.) EXIST ON-SITE. FOUR (4) SPECIMEN TREES EXIST ON-SITE, ALL OF WHICH ARE TO REMAIN.
- ONE OVERALL P.E. OF 1.7" HAS BEEN CALCULATED FOR THE SITE BASED ON THE SITE ACREAGE OF 3.09 ACRES THAT IS MADE UP OF 'B' AND 'C' SOILS AND THE PROPOSED IMPERVIOUS ACREAGE OF 37.4%.
- STORMWATER MANAGEMENT OBLIGATIONS WILL BE TREATED BY THREE (3) BIORETENTION FACILITIES.
- THE PROPOSED BIORETENTION FACILITIES HAVE BEEN SIZED TO ALLOW FOR A FUTURE EXPANSION OF THE PROPOSED PARKING LOT.
- THE SITE WILL UTILIZE CLEAN WATER DIVERSION BERMS, SILT FENCE AND SUPER SILT FENCE TO PROVIDE SEDIMENT AND NO SEDIMENT TRAPS OR CLEAN WATER DIVERSIONS ARE REQUIRED.
- AN EXISTING 24" CMP CULVERT WHICH CONVEYS RUNOFF FROM THE EAST SIDE OF HIGHLAND ROAD AND DISCHARGES ONTO THE SITE WILL BE CONVEYED BY A PROPOSED 24" STORM DRAIN THROUGH THE PROPERTY DISCHARGING INTO THE EXISTING POND TO THE MAXIMUM EXTENT POSSIBLE. THE RUNOFF FROM THE SITE WILL BE DIRECTED TO THE EXISTING POND AFTER STORMWATER MANAGEMENT OBLIGATIONS HAVE BEEN MET.

**SITE DATA**

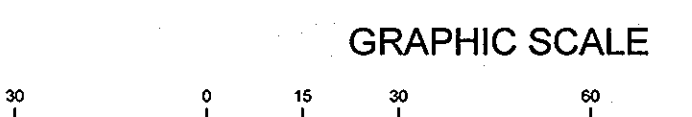
REQUIRED:	PROVIDED:
RESTAURANT: 5,523 SF @ 14 SPACES / 1,000 SF = 78 SPACES	TOTAL NUMBER OF SPACES REQUIRED = 97 SPACES
PATIO: 1,340 SF @ 14 SPACES / 1,000 SF = 19 SPACES	TOTAL NUMBER OF SPACES PROVIDED = 97 SPACES
	(INCLUDES 6 HANDICAP PARKING SPACES)

**SITE ANALYSIS DATA SHEET**

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	3.09 ACRES±
LIMIT OF DISTURBANCE	1.97 ACRES±
GREEN OPEN AREA (LAWN)	1.93 ACRES±
IMPERVIOUS AREA	1.16 ACRES±
PROPOSED SITE USES	RESTAURANT
WETLANDS	0.00 ACRES±
WETLAND BUFFERS	0.00 ACRES±
FLOODPLAINS	0.00 ACRES±
FLOODPLAIN BUFFERS	0.00 ACRES±
FOREST	0.00 ACRES±
SLOPES GREATER THAN 15%	0.00 ACRES±
ERODABLE SOILS	0.00 ACRES±

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	ENVIRONMENTAL CONCEPT PLAN
2	PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN
3	STORMWATER MANAGEMENT DRAINAGE AREA MAP
4	FOREST STAND DELINEATION



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 DATE: 7/5/12  
 DATE: 7/03/12

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B
GnB	GLENNVILLE-GAILE SILTY LOAM, 0 TO 8 PERCENT SLOPES	C

**OWNER**  
 HIGHLAND HOLDING GROUP LLC  
 CLARKSVILLE, MARYLAND 20777

**DEVELOPER**  
 MARYLAND REAL ESTATE DEVELOPMENT LLC  
 ATTN: GREG PHILLIPS  
 14059 HIGHLAND ROAD  
 CLARKSVILLE, MARYLAND 21043  
 GPHILLIPS@MRED.US  
 410-977-0864

**ENVIRONMENTAL CONCEPT PLAN**

**HIGHLAND INN RESTAURANT**

12857 HIGHLAND ROAD, CLARKESVILLE, MD 20777  
 PREVIOUS HOWARD COUNTY FILE NO. S: ZB NO.1082M, PARCEL 50, ZONED BR  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**Sill · Adcock & Associates · LLC**  
 Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160  
 Ellittott City, Maryland 21043  
 Phone: 443.325.7682 Fax: 443.325.7685  
 Email: info@silladcock.com

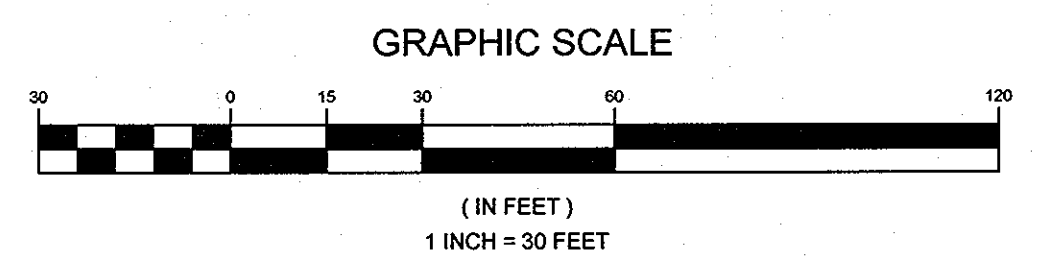
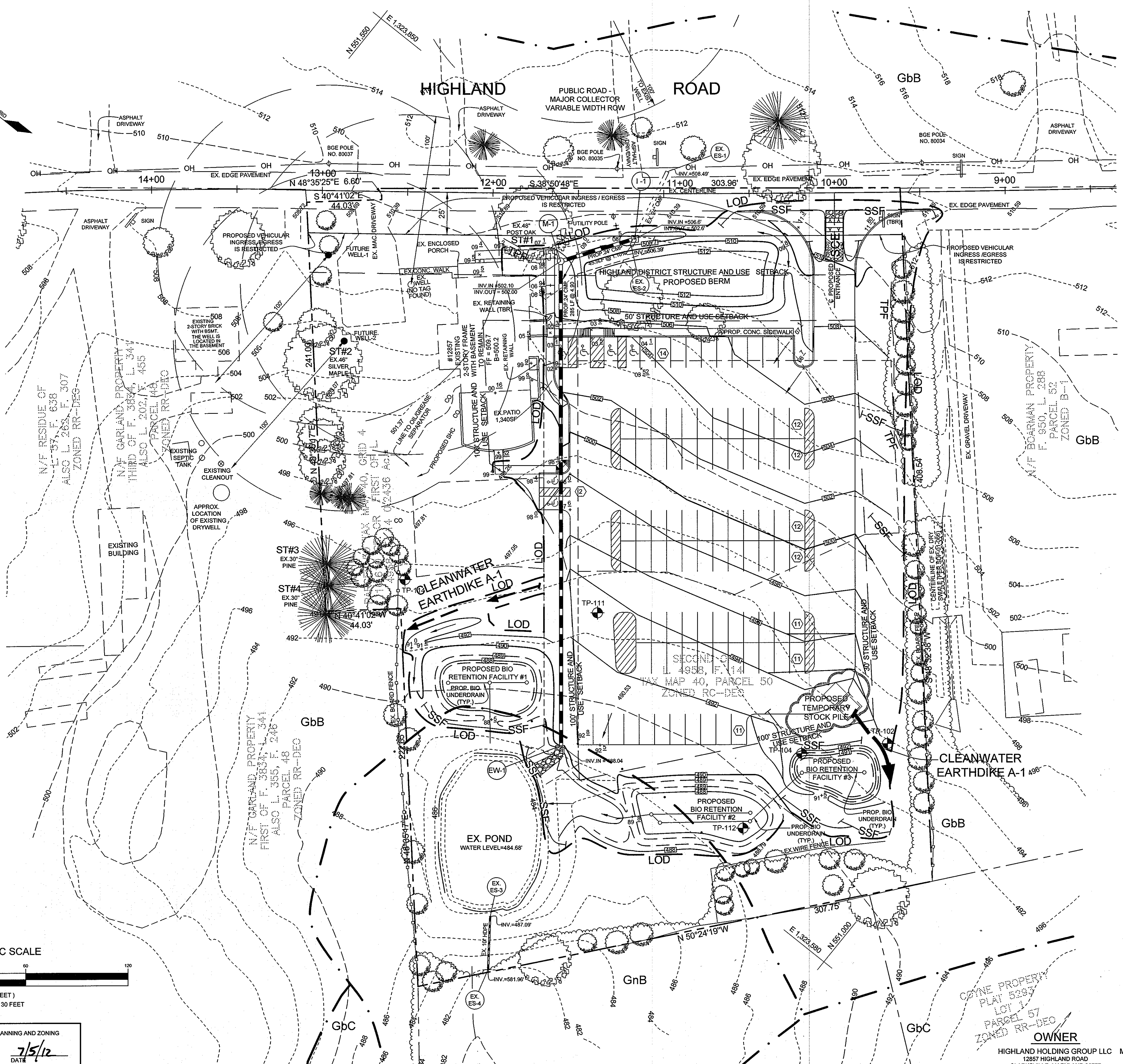
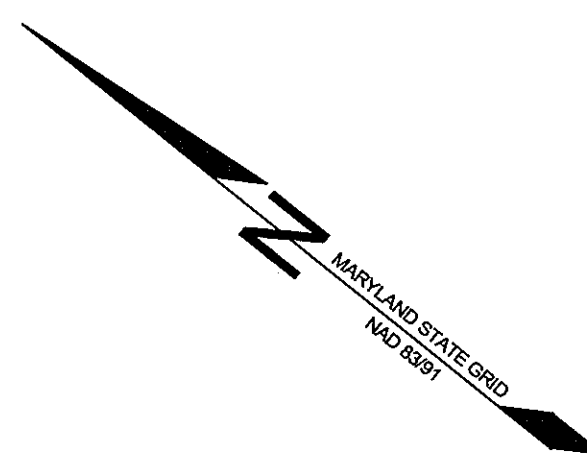
DESIGN BY: JH  
 DRAWN BY: JH  
 CHECKED BY: PS  
 SCALE: AS SHOWN  
 DATE: JUNE 22, 2012  
 PROJECT: 108-076  
 SHEET #: 1 of 4

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. 32225, EXPIRATION DATE: JUNE 20, 2013



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B
GnB	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C

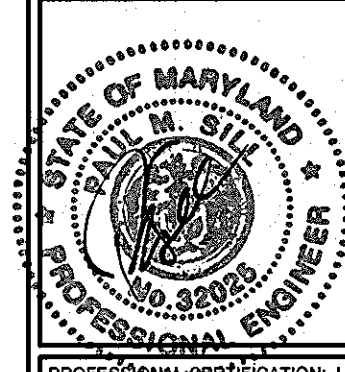
LEGEND	
EXISTING CONTOUR	--- 382 ---
PROPOSED CONTOUR	--- 382 ---
EXISTING SPOT ELEVATION	382.0
PROPOSED SPOT ELEVATION	+ 382.53
DIRECTION OF FLOW	→
EXISTING TREELINE	~~~~~
PROPOSED TREELINE	~~~~~
SPECIMEN TREE	ST#1
EXISTING LANDSCAPE TREES	●
PROPOSED PARKING COUNT	14
SOIL BOUNDARY	---
'B' SOIL	□
'C' SOIL	□
PROPOSED BIORETENTION FACILITY	○
CLEANWATER EARTH DIKE	A-1 →
SUPER SILT FENCE	SSF
LIMIT OF DISTURBANCE	LOD
TREE PROTECTION FENCE	TPF
TEST PIT LOCATION	TP-111



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 7/5/12  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 7/23/12

PLAN VIEW  
 SCALE: 1"=30'

PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN  
 HIGHLAND INN RESTAURANT  
 12857 HIGHLAND ROAD, CLARKESVILLE, MD 20777  
 TAX MAP 40 GRID 4 PARCEL 50, ZONED BR 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



**Sill · Adcock & Associates · LLC**  
 Engineers · Surveyors · Planners  
 3300 North Ridge Road, Suite 160  
 Elliot City, Maryland 21043  
 Phone: 443.325.7682 Fax: 443.325.7685  
 Email: info@silladcock.com

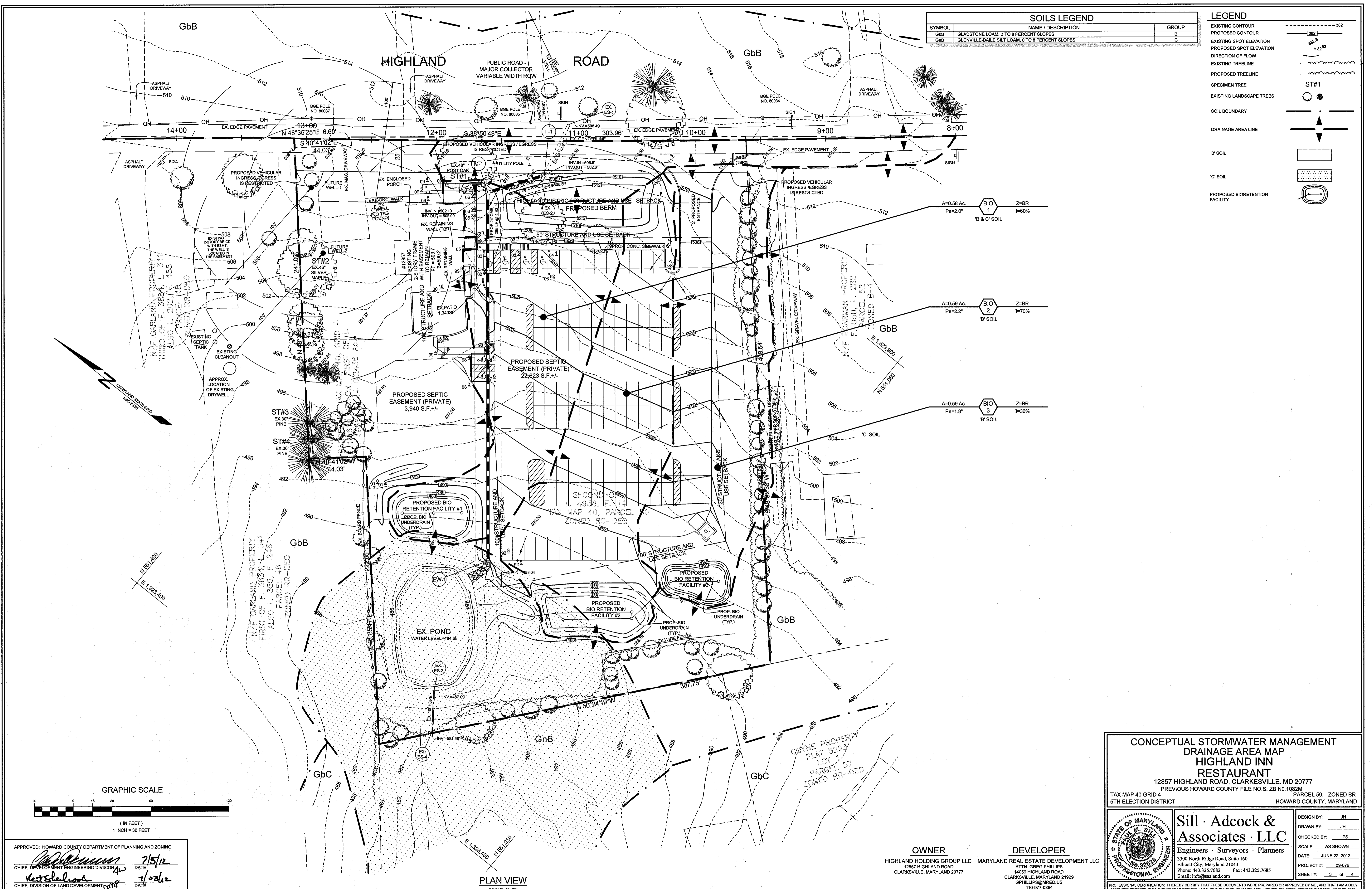
DESIGN BY: JH  
 DRAWN BY: JH  
 CHECKED BY: PS  
 SCALE: AS SHOWN  
 DATE: JUNE 22, 2012  
 PROJECT #: 09-078  
 SHEET #: 2 of 4

**OWNER**  
 HIGHLAND HOLDING GROUP LLC  
 12857 HIGHLAND ROAD  
 CLARKESVILLE, MARYLAND 20777

**DEVELOPER**  
 MARYLAND REAL ESTATE DEVELOPMENT LLC  
 ATTN: GREG PHILLIPS  
 14059 HIGHLAND ROAD  
 CLARKESVILLE, MARYLAND 21029  
 GPHILLIPS@MRED.US  
 410-977-0864

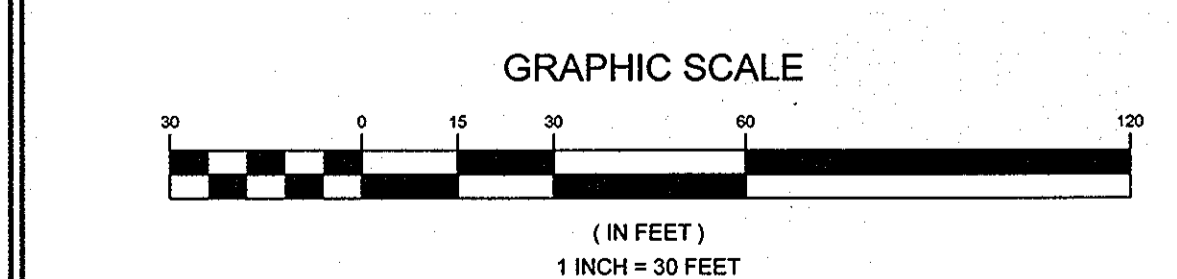
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20025, EXPIRATION DATE: JUNE 20, 2013





SYMBOL	NAME / DESCRIPTION	GROUP
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B
GbC	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C

LEGEND	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING TREELINE	
PROPOSED TREELINE	
SPECIMEN TREE	
EXISTING LANDSCAPE TREES	
SOIL BOUNDARY	
DRAINAGE AREA LINE	
'B' SOIL	
'C' SOIL	
PROPOSED BIORETENTION FACILITY	



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 7/5/12  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 7/03/12

PLAN VIEW  
 SCALE: 1"=30'

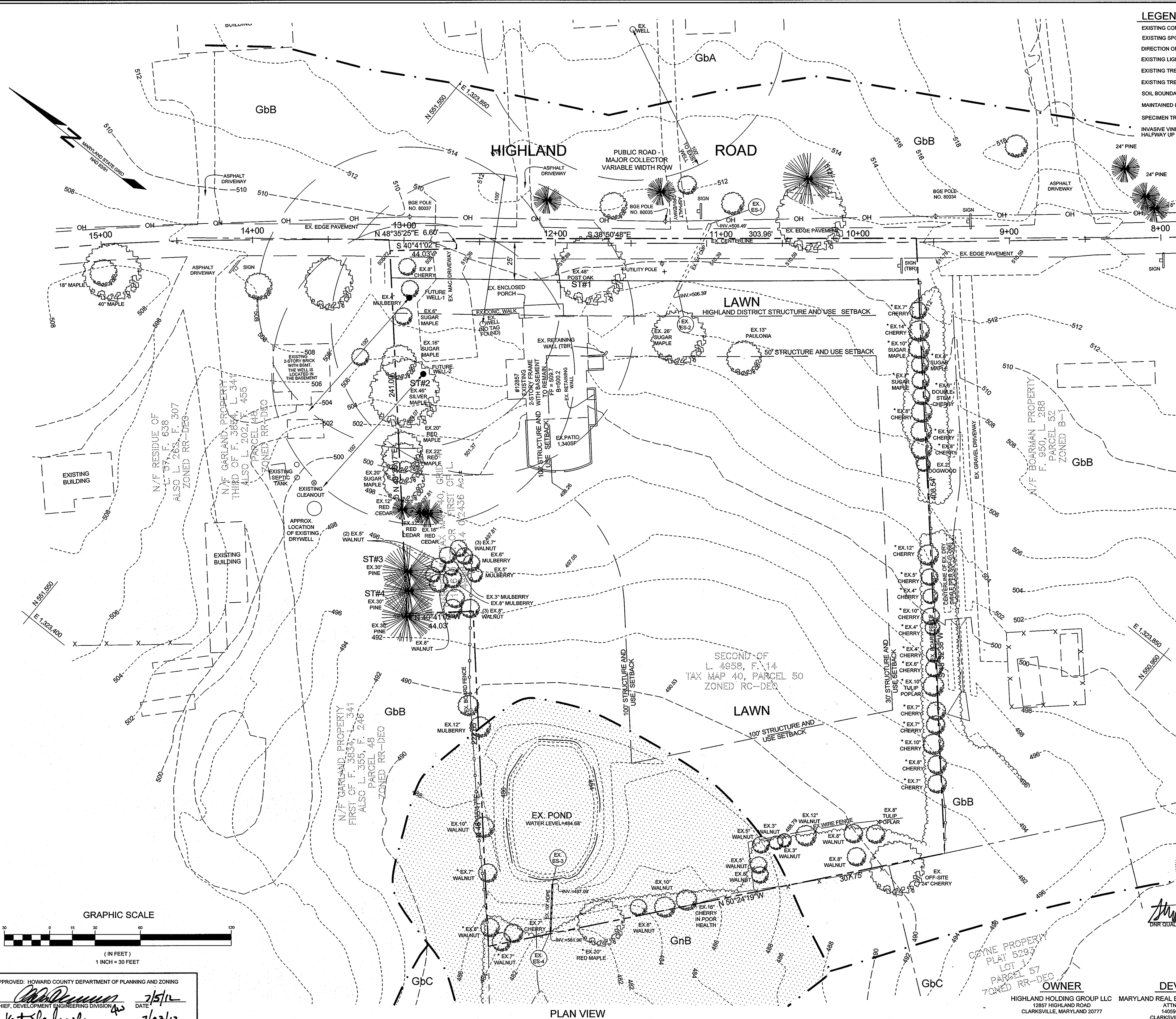
**OWNER**  
 HIGHLAND HOLDING GROUP LLC  
 12857 HIGHLAND ROAD  
 CLARKSVILLE, MARYLAND 20777

**DEVELOPER**  
 MARYLAND REAL ESTATE DEVELOPMENT LLC  
 ATTN: GREG PHILLIPS  
 14059 HIGHLAND ROAD  
 CLARKSVILLE, MARYLAND 21929  
 GPHILLIPS@MRED.US  
 410-977-0864

**CONCEPTUAL STORMWATER MANAGEMENT DRAINAGE AREA MAP**  
**HIGHLAND INN RESTAURANT**  
 12857 HIGHLAND ROAD, CLARKESVILLE, MD 20777  
 PREVIOUS HOWARD COUNTY FILE NO. S: ZB NO.1082M, PARCEL 50, ZONED BR  
 TAX MAP 40 GRID 4, PARCEL 50, ZONED BR  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

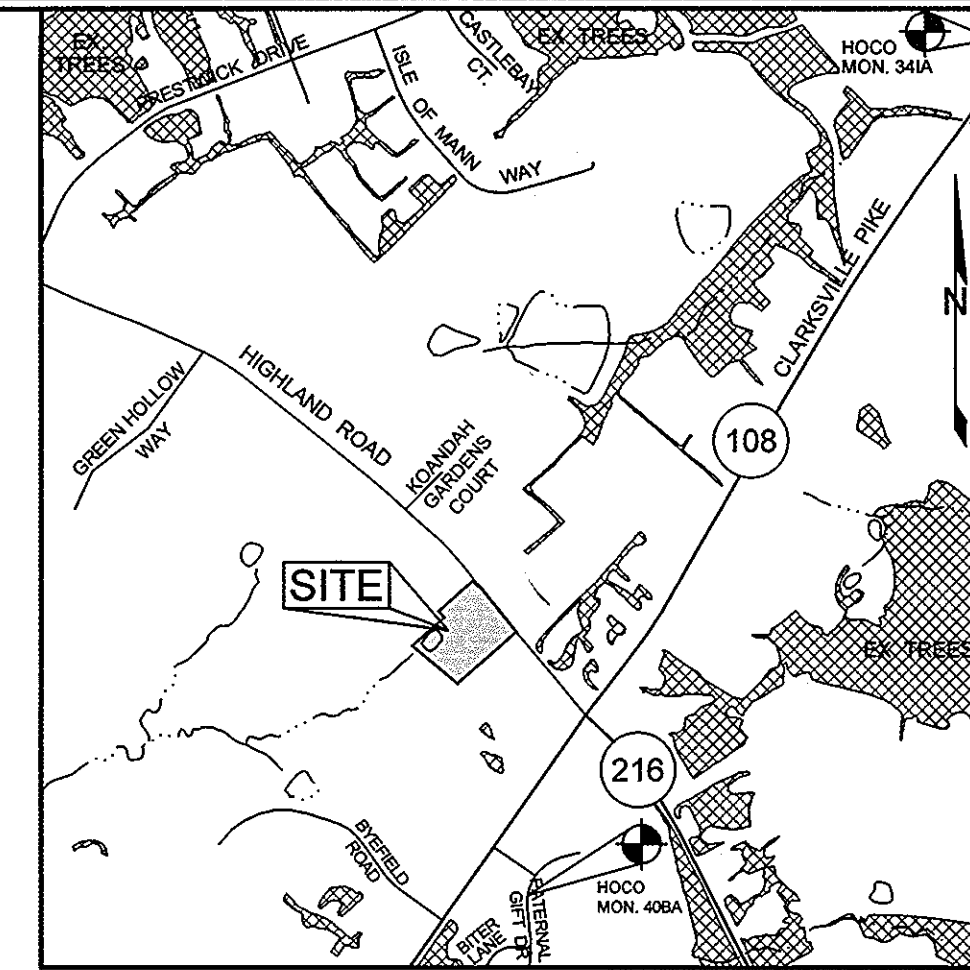
	<b>Sill · Adcock &amp; Associates · LLC</b> Engineers · Surveyors · Planners 3300 North Ridge Road, Suite 160 Elliott City, Maryland 21043 Phone: 443.325.7682 Fax: 443.325.7685 Email: info@silladcock.com	DESIGN BY: JH DRAWN BY: JH CHECKED BY: PS SCALE: AS SHOWN DATE: JUNE 22, 2012 PROJECT #: 09-076 SHEET #: 3 of 4
	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. 32025, EXPIRATION DATE, JUNE 20, 2013	
	ECP-12-033	





**LEGEND**

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING LIGHT POLES
- EXISTING TREELINE
- EXISTING TREES
- SOIL BOUNDARY
- MAINTAINED LAWN AREA
- SPECIMEN TREE
- INVASIVE VINES AT LEAST HALFWAY UP TREE



**GENERAL NOTES**

1. THIS PROPERTY IS ZONED BR PER THE DECISION OF THE ZONING BOARD OF HOWARD COUNTY, MARYLAND, ZONING BOARD CASE NO. 1082M EFFECTIVE 03/24/2010, WHICH GRANTED THE RECLASSIFICATION OF SAID PROPERTY FROM RR-DEO (RURAL RESIDENTIAL-DENSITY EXCHANGE OPTION) TO THE BR (BUSINESS-RURAL) ZONING DISTRICT.
2. GROSS AREA OF PROPERTY = 3.09 AC.±
3. BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY NJR & ASSOCIATES, DATED AUGUST 18, 2008, AND VERIFIED BY SILL, ADCOCK & ASSOCIATES, LLC, ON OR ABOUT JULY, 2011.
4. TOPOGRAPHY IS BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY PERFORMED BY NJR & ASSOCIATES, DATED AUGUST 18, 2008, AND VERIFIED BY SILL, ADCOCK & ASSOCIATES, LLC, ON OR ABOUT JULY, 2011. TOPOGRAPHY BEYOND LIMITS OF THE SITE, AND ADJACENT BUILDING LOCATIONS ARE SUPPLEMENTED BASED ON HOWARD COUNTY AERIAL TOPOGRAPHIC MAPS.
5. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 34A AND NO. 408A.
6. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). 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 SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
7. THERE ARE NO FLOODPLAINS OR CEMETERIES LOCATED ON-SITE.
8. FOREST CONSERVATION WILL BE PROVIDED AS PART OF THE SITE DEVELOPMENT PLANS.
9. DEED REFERENCE: LIBER 10517, FOLIO 333.
10. NO WETLANDS OR FOREST STANDS EXIST ON-SITE PER FIELD INVESTIGATION BY SILL, ADCOCK & ASSOCIATES, LLC ON AUGUST 5, 2011.
11. DPZ FILE NUMBERS: ZB NO. 1082M

**FOREST STAND NARRATIVE**

1. THERE ARE MANY TREES THAT EXIST ON-SITE RANGING IN SIZE FROM 2\"/>

**SPECIMEN TREE TABLE**

TREE NO.	TREE TYPE	SIZE (CAL.)	CONDITION	REMARKS
ST#1	POST OAK	48"	FAIR	ENGLISH IVY EXISTS HALFWAY UP TREE
ST#2	SILVER MAPLE	46"	GOOD	
ST#3	WHITE PINE	30"	GOOD	
ST#4	WHITE PINE	30"	GOOD	

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B
GbB	GLENVILLE-BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C

**FOREST STAND DELINEATION**

**HIGHLAND INN RESTAURANT**

12857 HIGHLAND ROAD, CLARKESVILLE, MD 20777  
 PREVIOUS HOWARD COUNTY FILE NO. S. ZB NO. 1082M PARCEL 50, ZONED BR  
 TAX MAP 40 GRID 4 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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 Email: info@safand.com

DESIGN BY: JH  
 DRAWN BY: JH  
 CHECKED BY: PS  
 SCALE: AS SHOWN  
 DATE: JUNE 22, 2012  
 PROJECT #: 09-076  
 SHEET #: 4 of 4



*Stephen J. Sill*  
 DNR QUALIFIED PROFESSIONAL DATE

OWNER  
 HIGHLAND HOLDING GROUP LLC  
 12857 HIGHLAND ROAD  
 CLARKESVILLE, MARYLAND 20777

DEVELOPER  
 MARYLAND REAL ESTATE DEVELOPMENT LLC  
 ATT: GREG PHILLIPS  
 14069 HIGHLAND ROAD  
 CLARKESVILLE, MARYLAND 21929  
 GPHILLIPS@MRED.US  
 410-977-0964

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division  
 Chief, Division of Land Development