

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	ENVIRONMENTAL CONCEPT PLAN
3	SEDIMENT & EROSION CONTROL, LOD, SOILS & TREE DEMO PLAN
4	STORMWATER MANAGEMENT DETAILS & NOTES

ADDRESS CHART	
PARCEL NUMBERS	STREET ADDRESS
737, 738 & 739	5005 ILLCHESTER ROAD

SOILS LEGEND		
SOIL	NAME	CLASS
ChB	Chillum-Russett loam, 2 to 5 percent slopes	B
ChC	Chillum-Russett loams, 5 to 10 percent slopes	B
SaC	Sassafras loam, 5 to 10 percent slopes	B

LOT NUMBER	ADDRESS	DISCONNECTION OF ROOFTOP RUN-OFF N-1 (NUMBER)	DISCONNECTION OF NON-ROOFTOP RUN-OFF N-2 (Y/N)	DRY WELLS M-5 (NUMBER)	MICRO-BIO-RETENTION M-6 (NUMBER)	SWALES M-8 (NUMBER)
1	TALBOTS LANDING	N/A	Y	N/A	1	N/A
2	TALBOTS LANDING	N/A	Y	N/A	1	N/A
3	TALBOTS LANDING	N/A	Y	N/A	1	N/A
4*	TALBOTS LANDING	N/A	Y	N/A	N/A	N/A

* EXISTING HOUSE TO REMAIN

SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 4.209 AC.*
- B. LIMIT OF DISTURBED AREA = 68,686.73 SqFt. or 1.58 AC*
L.O.D. ASSOCIATED WITH THE BUILDING SITE: 2,921.41 SqFt. or 0.06 AC*
L.O.D. ASSOCIATED WITH THE REMOVAL OF EXISTING DRIVEWAY: 2,921.41 SqFt. or 0.06 AC*
TOTAL L.O.D. = 71,608.14 or 1.64 AC*
- C. PRESENT ZONING DESIGNATION = R-20 (PER 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06)
- D. PROPOSED USE: RESIDENTIAL
- E. BUILDING COVERAGE OF SITE: 14.39%
- F. PREVIOUS HOWARD COUNTY FILES: N/A
- G. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE: 0.00 AC*
- H. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.00 AC*
- I. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.00 AC*
- J. NET TRACT AREA = 4.209 AC (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA)
- K. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0 AC*
- L. TOTAL AREA OF FORESTS = 2 AC*
- M. TOTAL GREEN OPEN AREA = 183,350 sq. ft. or 3.75 AC*
- N. TOTAL IMPERVIOUS AREA = 19,990 sq. ft. or 0.459 AC*
- O. TOTAL AREA OF MODERATELY ERODIBLE SOILS = 4.209 AC*

DESIGN NARRATIVE

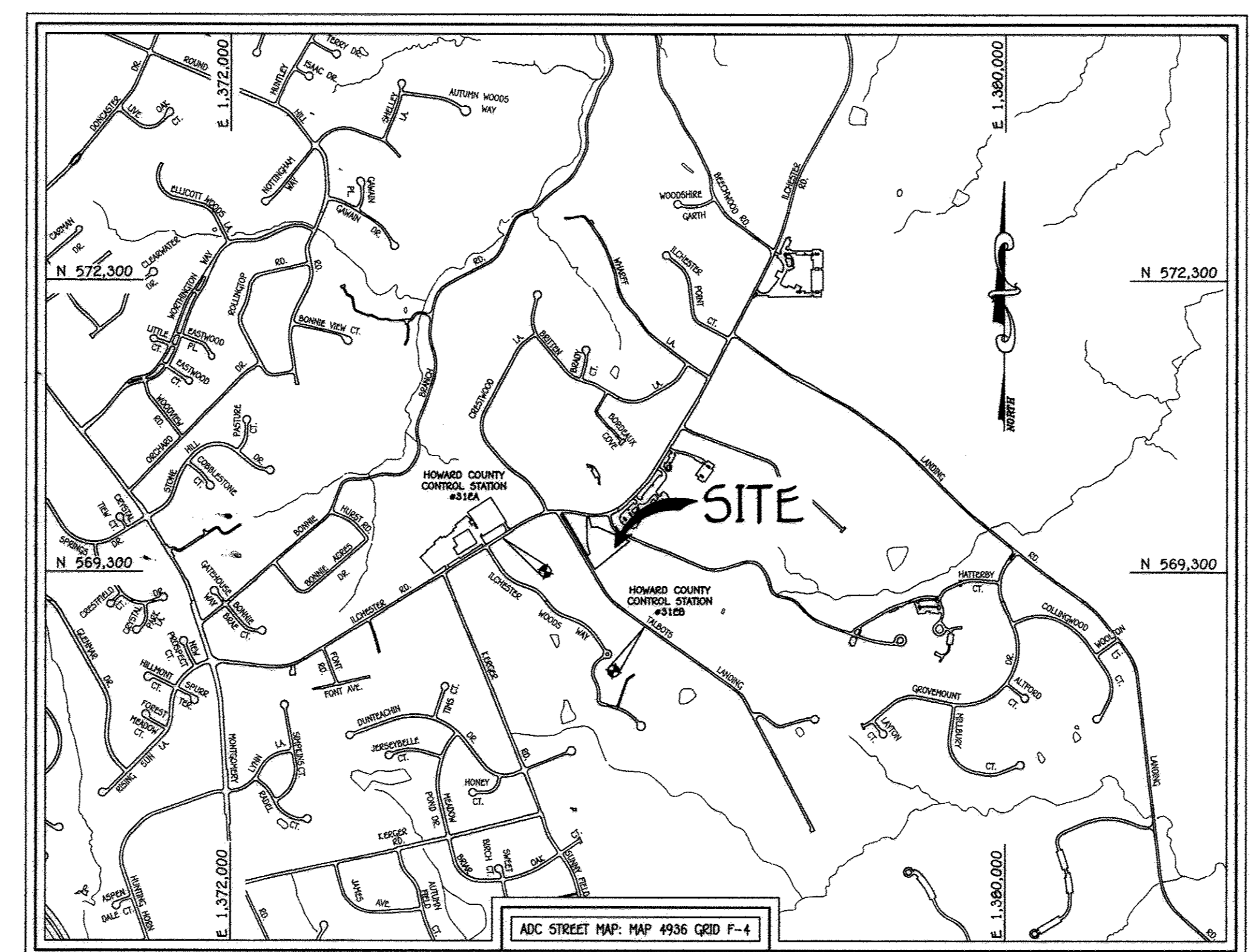
Introduction:
This report will demonstrate how the criteria set forth in the Maryland Stormwater Design Manual, Volumes I and II (effective October 2000, revised May 2009) will be satisfied on this project. The goal of creating hydrology similar to that of "woods in Good Condition" will be accomplished 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 Turley's Meadow Project is zoned R-20 and is located on Tax Map 31, Grid 16, Parcel Nos. 737-739 of the Howard County, Maryland Tax Map Database System. The property consists of three lots that combine to create a site of approximately 4.2 acres. The property is located in the Ellicott City area of Howard County. This property is triangular in shape and slopes to the south at a minimal grade. An existing house is located on the eastern portion of the property and is accessed by a driveway that intersects Ilchester Road. Also, according to a field inspection conducted by Eco-Science Professionals (ESP) in September of 2012, which states, "The forest community is best described as a mixed oak forest community. The forest is basically limited to the subject property, with just a minimal amount of forest extended onto adjacent lots. No wetlands, streams, or buffers are present on site". The Howard County Soil Survey shows soils on the site area consist of approximately 85% of Type "C" soils (CnB2, BeB2) and approximately 15% of Type "B" soils (SIB2, SIC2).

- I. **Natural Resource Protection:**
No disturbance to environmental features is proposed as no environmental features are on-site.
- II. **Maintenance of Natural Flow Patterns:**
It is the intent of the proposed design to discharge runoff similar to the characteristics and direction of this site prior to any of the proposed improvements.
- III. **Reduction of impervious areas through better site design, alternative surfaces and Nonstructural Practices:**
The design of this project utilizes an use-in-common driveway, allowing a reduction in the necessary paving needed to access to the proposed buildings.
- IV. **Integration of Erosion and Sediment Controls into Stormwater Strategy:**
If appropriate Micro-Bio Retention facilities proposed under this plan will be used as sediment traps.
- V. **Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP):**
The full required ESD volume is being provided.
- VI. **Request for a Waiver to Forest Conservation:**
A waiver for the removal of several Specimen trees, section 16.1205(a)(7)&(10) Howard County Code will be requested for this project.

ENVIRONMENTAL CONCEPT PLAN TURLEY'S MEADOW LOTS 1 THRU 4 & NON-BUILDABLE BULK PARCELS 'A' & 'B'

TAX MAP No. 0031 GRID No. 0016 PARCEL NOS. 737, 738 & 739
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 1200'

BENCHMARK INFORMATION	
B.M.#1 - HOWARD COUNTY CONTROL STATION #31EA - HORIZONTAL - (NAD '83) (LOCATED ALONG THE SOUTH SIDE OF ILLCHESTER ROAD, APPROX. 2' BEHIND EDGE OF WALK, 20.7' NORTH OF WIRE FENCE ALONG TRANSMISSION LINE RIGHT-OF-WAY) N 569,641.1675 E 1,374,916.0190 ELEVATION = 468.042 - VERTICAL - (NAVD '86)	
B.M.#2 - HOWARD COUNTY CONTROL STATION #31EB - HORIZONTAL - (NAD '83) (LOCATED ALONG THE SOUTH SIDE OF TALBOT LANDING, APPROX. 19' FROM CENTERLINE OF ROAD & APPROX. 198' WEST OF DRIVE WAY ENTRANCE #516D) N 566,731.0273 E 1,376,273.5599 ELEVATION = 452.628 - VERTICAL - (NAVD '86)	

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY CHSS (UTILITY) AT 1-800-297-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
3. THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH 2' CONTOURS INTERVALS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED MARCH 2011.
4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 31EA AND 31EB WERE USED FOR THIS PROJECT.
5. STORMWATER MANAGEMENT REQUIREMENTS FOR LOTS 1 THRU 4 WILL BE MET USING ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT POSSIBLE IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II EFFECTIVE IN MAY OF 2010. THE PROPOSED PRACTICES WILL BE LOCATED ON THE INDIVIDUAL LOTS AS FOLLOWS:
LOT 1: MICRO-BIORETENTION (M-6) AND A NON-ROOFTOP DISCONNECTION (N-2) FOR THE PROPOSED DRIVEWAY.
LOT 2: MICRO-BIORETENTION (M-6) AND A NON-ROOFTOP DISCONNECTION (N-2) FOR THE PROPOSED DRIVEWAY.
LOT 3: MICRO-BIORETENTION (M-6) AND A NON-ROOFTOP DISCONNECTION (N-2) FOR THE PROPOSED DRIVEWAY.
LOT 4: NON-ROOFTOP DISCONNECTION (N-2) FOR THE PROPOSED DRIVEWAY AND THE EXISTING HOUSE WILL REMAIN FOR WHICH NO SWM IS REQUIRED.
USE-IN-COMMON DRIVEWAY: NON-ROOFTOP DISCONNECTION (N-2) FOR THE PROPOSED DRIVEWAY.
6. THESE PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED IN ACCORDANCE WITH INDIVIDUAL DECLARATIONS OF COVENANTS.
7. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
8. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
9. THE SUBJECT PROPERTY IS ZONED R-20 (PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06).
10. THERE ARE NO ENVIRONMENTAL FEATURES LOCATED ON-SITE.
11. LANDSCAPING WILL BE PROVIDED AT THE SITE DEVELOPMENT STAGE OF THIS PROJECT.
12. FOREST CONSERVATION OBLIGATIONS WILL BE MET BY A FEE-IN-LIEU PAYMENT AT THE SUPPLEMENTAL STAGE OF THIS PROJECT.
13. SOIL BORINGS WILL BE PERFORMED AT SUPPLEMENTAL STAGE OF THIS PROJECT.
14. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. 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 SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.

SYMBOL	LEGEND
---	EXISTING CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	SILT FENCE
---	SUPER SILT FENCE
---	LIMIT OF DISTURBANCE
---	EXISTING FORCE LINE
---	EX. LIMIT OF TREES AND FOREST
---	PROPOSED LANDSCAPING
---	EXISTING TREES
---	PROPOSED PEA GRAVEL
---	EXISTING GRAVEL
---	EXISTING CONCRETE WALK
---	PROPOSED CONCRETE WALK
---	EXISTING DRIVEWAY TO BE REMOVED
---	DISCONNECTION IMPERVIOUS AREA
---	DISCONNECTION RECEIVING AREA
---	DOMINANCE AREA

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21041
(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. 20740, EXPIRATION DATE: 2/22/13.
[Signature] 1/4/13
Aldo E. Valdez, Signature of Professional Engineer DATE

OWNER
ALFRED P. TURLEY &
SUSAN M. TURLEY
2018 127TH TERRACE E.
PARRISH, FLORIDA 34219
941-776-8615

DEVELOPER
BURKARD HOMES LLC
5300 DORSEY HALL DRIVE
SUITE 102
ELLCOTT CITY, MARYLAND 21042
443-367-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 1/21/13
Chief, Division of Land Development Date

[Signature] 2/1/13
Chief, Development Engineering Division Date

PROJECT	SECTION	PARCEL NO.
TURLEY'S MEADOW PARCELS 737, 738 & 739	1	737, 738 & 739
DEED 1027 / 41	BLOCK NO. 0016	ZONE R-20
TAX/ZONE 0031	ELEC. DIST. FIRST	CENSUS TR. 601101
WATER CODE	SEWER CODE	

TITLE SHEET

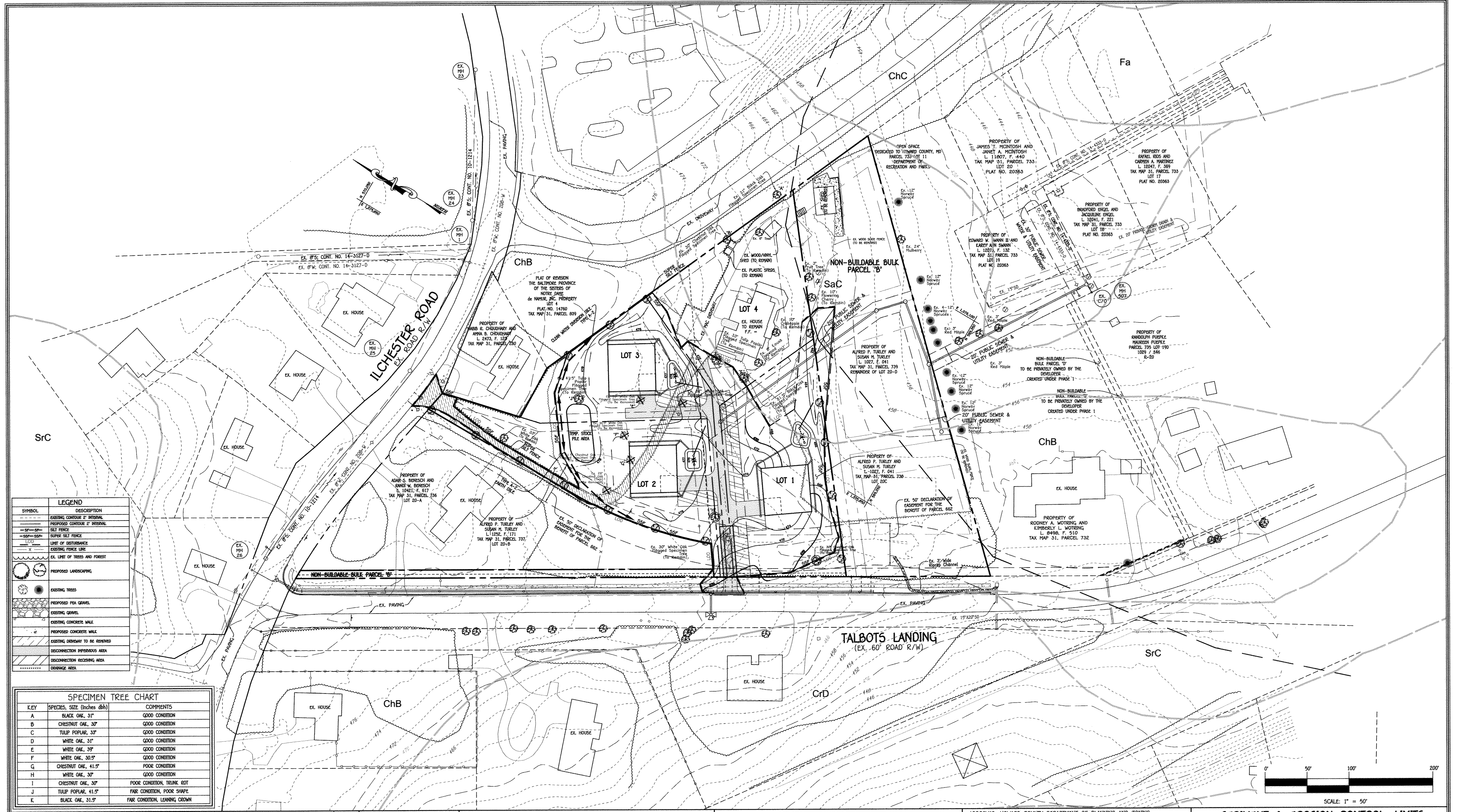
**TURLEY'S MEADOW
LOTS 1 THRU 4 & NON-BUILDABLE
BULK PARCEL 'B'**

ZONED R-20 TAX MAP NO.: 0031 GRID NO.: 0016
PARCEL NOS.: 737, 738 & 739
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JANUARY, 2013
SHEET 1 OF 4

ECP-13-021

I:\2008\060251.dwg 060251-3004 ECP 13-021 Plan Sheet 1 - Title.dwg, Title sheet 1, 1/4/2013 2:12:53 PM

1.2.2006_06093.dwg 06093-3004 Turley's Meadow Lots 1 thru 4 ECP 13-021 06093-3004 ECP 13-021 Sheet 3 - Sed Control, SCD Control Sheet 3, 1/16/2013 9:57:29 AM



SYMBOL	DESCRIPTION
- - - -	EXISTING CONTOUR 2' INTERVAL
- - - -	PROPOSED CONTOUR 2' INTERVAL
- - - -	SILT FENCE
- - - -	SURVEY SALT FENCE
---	LIMIT OF DISTURBANCE
---	EXISTING FORCE LINE
---	EX. LIMIT OF TREES AND FOREST
○	PROPOSED LANDSCAPING
○	EXISTING TREES
○	PROPOSED PEA GRAVEL
○	EXISTING GRAVEL
○	EXISTING CONCRETE WALK
○	PROPOSED CONCRETE WALK
○	EXISTING DRIVEWAY TO BE REPAIRED
○	DISCONNECTION IMPERVIOUS AREA
○	DISCONNECTION REZONING AREA
○	ORANGE AREA

SPECIMEN TREE CHART		
KEY	SPECIES, SIZE (Inches dbh)	COMMENTS
A	BLACK OAK, 31"	GOOD CONDITION
B	CHESTNUT OAK, 30"	GOOD CONDITION
C	TULIP POPLAR, 33"	GOOD CONDITION
D	WHITE OAK, 31"	GOOD CONDITION
E	WHITE OAK, 39"	GOOD CONDITION
F	WHITE OAK, 30.5"	GOOD CONDITION
G	CHESTNUT OAK, 41.5"	POOR CONDITION
H	WHITE OAK, 30"	GOOD CONDITION
I	CHESTNUT OAK, 30"	POOR CONDITION, TRUNK ROT
J	TULIP POPLAR, 41.5"	FAIR CONDITION, POOR SHAPE
K	BLACK OAK, 31.5"	FAIR CONDITION, LEANING CROWN

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

NO.	REVISION	DATE

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 20748, EXPIRATION DATE: 2/22/13.
 Aldo M. ... Signature of Professional Engineer
 1/16/13 DATE

OWNER
 ALFRED P. TURLEY & SUSAN M. TURLEY
 2010 127TH TERRACE E. PARRISH, FLORIDA 34219
 941-776-8615

DEVELOPER
 BURKARD HOMES LLC
 5300 DORSEY HALL DRIVE SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Date: 1/31/13

Chief, Development Engineering Division
 Date: 2/1/13

PROJECT	SECTION	PARCEL NO.
TURLEY'S MEADOW PARCELS 737, 738 & 739	1	737, 738 & 739
DEED 1027 / 41	BLOCK NO. 0016	ZONE R-20
TAX / ZONE 0031	ELEC. DIST. FIRST	CENSUS TR. 601101
WATER CODE		SEWER CODE

SEDIMENT & EROSION CONTROL, LIMITS OF DISTURBANCE, SOILS & TREE DEMO PLAN

TURLEY'S MEADOW
LOTS 1 THRU 4 & NON-BUILDABLE BULK PARCEL 'B'
 ZONED R-20 TAX MAP NO.: 0031 GRID NO.: 0016
 PARCEL NOs.: 737, 738 & 739
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JANUARY, 2013
 SHEET 3 OF 4

ECP-13-021

