SHEET INDEX							
SHEET NO	DESCRIPTION						
1	TITLE SHEET						
2 ENVIRONMENTAL CONCEPT PLAN							
3 PRELIMINARY SEDIMENT AND EROSION CONTROL PLAN							
4	STORMWATER MANAGEMENT DETAILS & NOTES						

SOILS LEGEND							
50IL	NAME	CLA55	K FACTOR				
Вев	Benevolà silt loàm, 3 to 8 percent slopes	В	0.28				
BeC	Benevolà silt loàm, 8 to 15 percent slopes	В	0.28				
GbB	Gladstone loam, 3 to 8 percent slopes	8	0.20				
GbC	Gladstone loam, 8 to 15 percent slopes	В	0.20				
GmA	Glenville silt loam, 0 to 3 percent slopes	С	0.37				
GmC	Glenville silt loam, 8 to 15 percent slopes	С	0.37				
MaD	Manor loam, 15 to 25 percent slopes	В	0.24				
MgD	Manor-Bannertown sandy loams, 15 to 25 percent slopes, rocky	В	0.24				
WhB	Wiltshire silt loam, 3 to 0 percent slopes	С	0.24				

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:

Myers Property is zoned RC—DEO and is located on Tax Map 10, Grid 22,
Parcel No. 32 of the Howard County, Maryland Tax Map Database System. The property consists of six proposed buildable lots / parcels and two non—buildable parcels that combine to create a site of approximately 16.29 acres. Proposed lots will be served by private well and septic systems. The property is located in the Marriottsville area of Howard County in the watersheds of North & South Branches of the Patapsco River (02130906 & 02130908). This property is rectangular in shape and has ridge in the upper third of the property with the site sloping mostly to the west to Marriottsville Road then to the South Branch of the Patapsco River and the remainder of the property sloping to the east toward adjacent properties then to an unnamed tributary of the North Branch of the Patapsco River. The main existing house and several accessory structures (some of which are to be removed), located on the ridge of the property, are accessed by an existing driveway that enters directly onto Marriottsville Road. There is also an abandoned house and shed that are to be removed. Thirty (30) specimen trees exist on-site, which are spread throught the five lots, the buildable preservation parcel, and one of two non-buildable parcels, of which twenty six (26) are proposed to be retained. Also, according to a field inspection conducted by Eco-Science Professionals (ESP) dated October 31, 2013, no wetlands are present on-site. The Web Soil Survey shows soils on the site consist of Benevola silt loam (BeB), Gladstone loam (GbB, GbC), Manor loam (MaD), and Manor—Bannertown sandy loams (MgD) Type "B" soils The portion of the property that slopes to the west drains to an existing ditch along the east side of Marriottsville Road, which is where a portion of site runoff will be directed. The remainder will drain onto existing grade and then eventually to a stream.

- I. <u>Natural Resource Protection:</u>
 Environmentally sensitive areas (steep slopes) exist on—site, To ensure the protection of natural resources located on this site, all boundaries or buffers will be honored by locating improvements awary from these areas which will be located within forest conservation easements.
- 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. Non—Structural practices as permitted in Chapter 5, five (5) Micro—Bioretention Areas (M—6) will be used to address ESD to the MEP requirements. Due to drainage area in excess of 0.5 acre, one (1) Bioretention Area (F—6) has been proposed as well.
- IV. Integration of Erosion and Sediment Controls into Stormwater Strategy: Since mostly small drainage areas are proposed under this plan, silt fence, super silt fence, and erosion control matting will be utilized for erosion & sediment control. There is no direct discharge of runoff to a stream. All site runoff will discharge to existing ground prior to entering the existing off—site stream channel and eventually to the Patapsco River. No drainage easements will be required. It is anticipated that all cut will be utilized on—site for construction at time of Grading Plan.
- V. Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP)

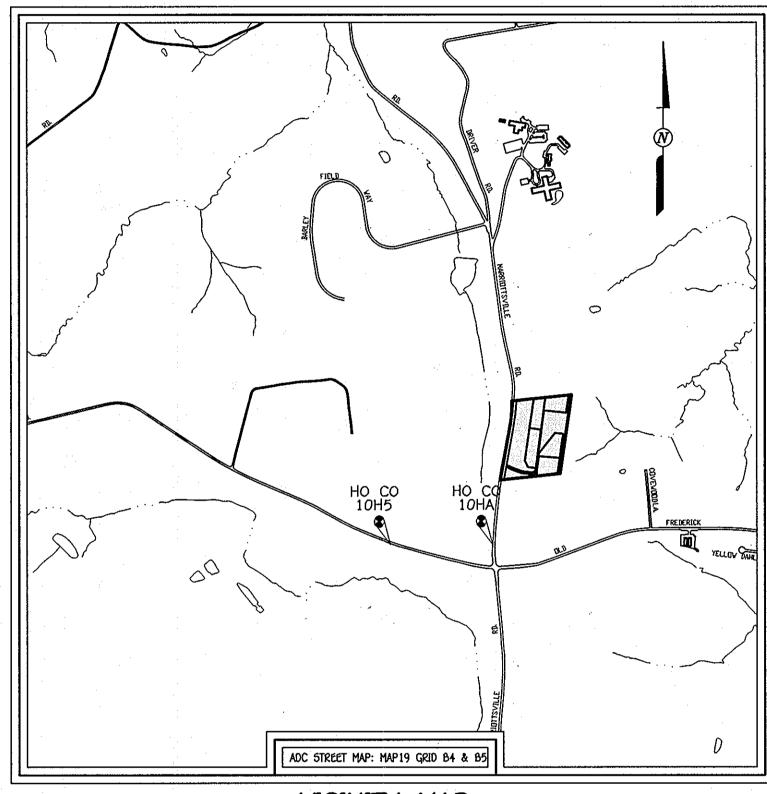
 The full required ESD volume is being provided.
- VI. Request for a Design Manual Waiver:

 No Waivers related to stormwater management are being requested in this project..

ENVIRONMENTAL CONCEPT PLAN MYERS PROPERTY

LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PARCELS 'B' AND 'C'

TAX MAP No. 10 GRID No. 18 PARCEL NO. 32
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP

BENCHMARK INFORMATION

B.M.#1 - HOWARD COUNTY CONTROL STATION #10HA - HORIZONTAL - NAD '83)
(LOCATED MARRIOTTSVILLE ROAD, JUST NORTH OF RT-99)
N 601,206.6398
E 1,340,912.3072
ELEVATION = 483.88 - VERTICAL - (NAVD '88)

B.M.#2 - HOWARD COUNTY CONTROL STATION #10H5 - HORIZONTAL - (NAD '83)
(LOCATED RT-99 1/4 MILE WEST OF MARRIOTTSVILLE ROAD
N 601,201.8639
E 1,339,637.6516
ELEVATION = 522.62 - VERTICAL - (NAVD '88)

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 (MISS UTILITY) AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING
- DONE.
 3. BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED NOVEMBER 2013. TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SUVERY PERFORMED BY FISHER, COLLINS & CARTER, INC. IN NOVEMBER 2013 AND SUPPLEMENTED WITH HOWARD COUNTY GIS TOPOGRAPHY AT 5' CONTOUR INTERVAL
- INTERPOLATED FOR 2' CONTOUR INTERVAL.

 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. 16HE AND 16HC WERE USED FOR THIS PROJECT.
- 5. PREVIOUS DPZ FILE NUMBERS: WP-14-035.
 6. STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009.
 NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED.
- NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED.

 7. THIS PROPERTY IS LOCATED OUTSIDE THE METROPOLITAN DISTRICT. LOTS TO BE SERVED PUBLIC WATER AND PRIVATE SEWERAGE.

 8. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- 9. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.

 9. THE SUBJECT PROPERTY IS ZONED RC-DEO (PER DATE 10/06/2013 COMPREHENSIVE ZONING PLAN.

 10. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 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. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

 11. NO 100 YEAR FLOODPLAIN, WETLANDS, STREAM(S) AND/OR THEIR BUFFERS EXIST ON—SITE.
- 12. STEEP SLOPES AND FOREST STAND DELINEATION HAVE BEEN SHOWN.
 13. NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF FOREST CONSERVATION EASEMENT AREAS.
- 14. LANDSCAPING WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT, TREES SHOWN ARE EXISTING.

 15. FOREST CONSERVATION OBLIGATIONS WILL BE MET BY ON—SITE RETENTION OF EXISTING FOREST AT THE FINAL PLAN STAGE OF THE PROJECT.
- 16. SOIL BORINGS ARE REQUIRED FOR THIS PROJECT. EXCAVATIONS TO VERIFY THE DEPTH TO ROCK AND/OR GROUNDWATER WERE CONDUCTED ON OCTOBER 17, 2013.
- 17. 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.

 18. ALL EXISTING STRUCTURES THAT CREATE A ZONING VIOLATION AND THOSE WITHIN APPROVED PERC AREAS WILL BE REMOVED PRIOR SUBMITTAL OF FINAL PLAT MYLAR FOR RECORDATION.
- 19. THE SUBJECT PROPERTY IS A MAJOR SUBDIVISION AND IS LOCATED IN THE COUNTY'S DESIGNATED GROWTH TIER AREA III IN ACCORDANCE WITH PLAN HOWARD 2030 AND IS SUBJECT TO STATE LAW 58-236, "THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012" REQUIRING APPROVAL FROM THE HOWARD COUNTY PLANNING BOARD.

SITE ANALYSIS DATA CHART

A. TOTAL AREA OF THIS SUBMISSION = 16.29 AC.±.

B. LIMIT OF DISTURBED AREA = 4.41 Ac.±

C. PRESENT ZONING DESIGNATION = RC-DEO

(PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
D. PROPOSED USE: RESIDENTIAL

E. PREVIOUS HOWARD COUNTY FILES: WP-14-035.

F. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE = 0.00 AC±

C. TOTAL AREA OF SLOPES IN EXCESS OF 15% - 4.80 AC+ 15%

G. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 4.80 AC± (3.60 AC± 15% TO 25%, 1.12 AC± 25% OR GREATER) H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.±

I. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC.±

J. TOTAL AREA OF EXISTING FOREST = 8.13 AC±
K. TOTAL AREA OF FOREST TO BE RETAINED = 3.96 AC±

L. TOTAL AREA OF LOTS / BUILDABLE PARCELS = 10.06 AC±
M. TOTAL GREEN OPEN AREA = 7.29 AC± (TOTAL AREA LESS IMPERVIOUS AREA & RETAINED FOREST)

1. TOTAL IMPERVIOUS AREA = 1.44 AC± (INCLUDING EXISTING STRUCTURES)

O. TOTAL AREA OF ERODIBLE SOILS = 0.00 AC.±

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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. 38386, EXPIRATION
DATE: 01/12/2014.

Signature of Professional Engineer

Signature of Professional Engineer

Signature of Professional Engineer

OWNERS / DEVELOPER

BRENT MYERS

8200 MAPLE CLIFFE WAY

ELLICOTT CITY, MARYLAND 21043

CONTACT: JOSEPH RUTTER 443-367-1422

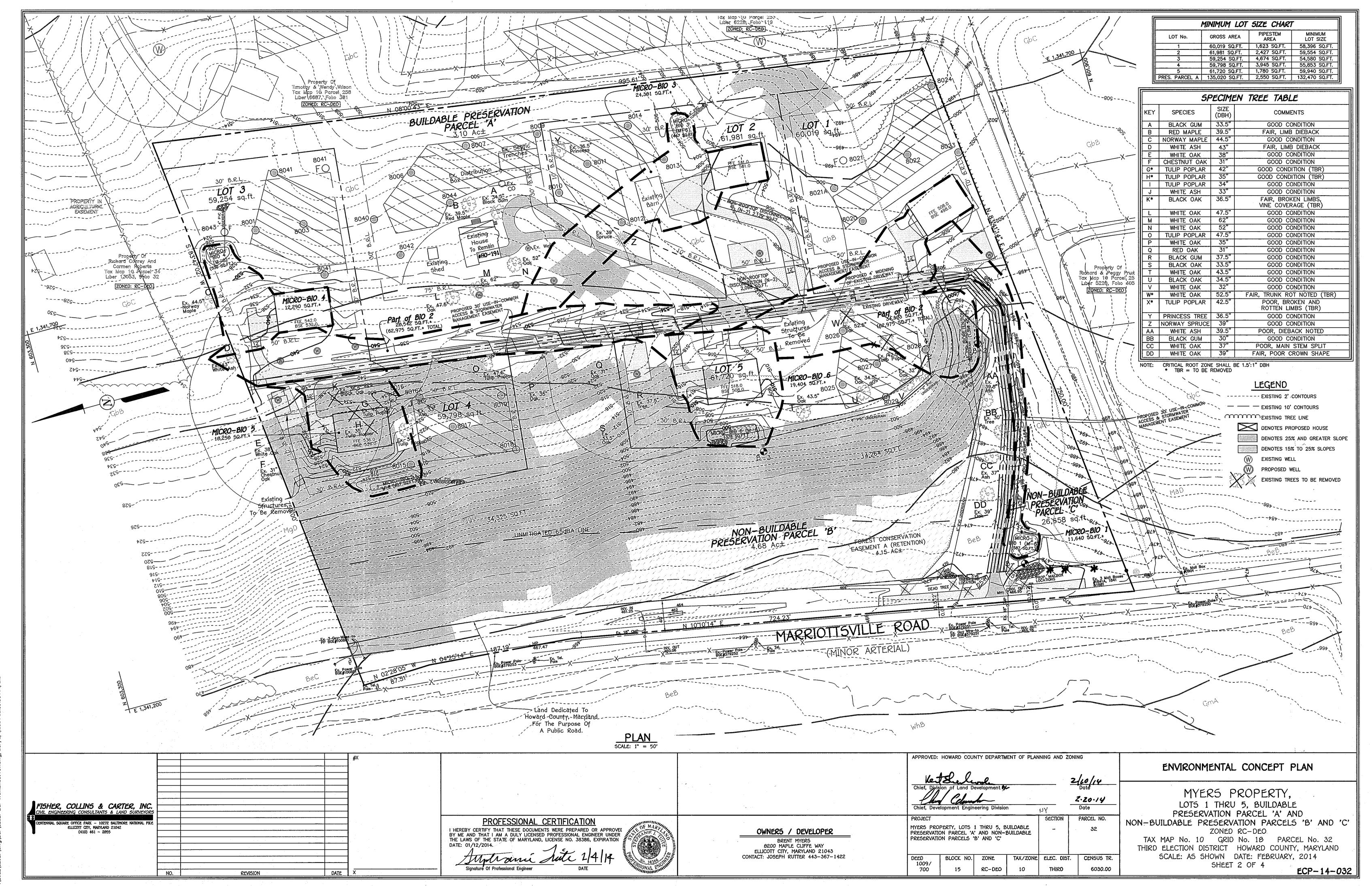
TITLE SHEET

MYERS PROPERTY, LOTS 1 THRU 5, BUILDABLE

PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B' AND 'C' ZONED RC-DEO

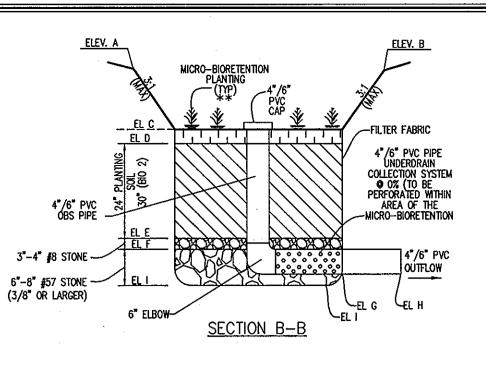
TAX MAP No. 10 GRID No. 18 PARCEL No. 32
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY, 2014

SHEET 1 OF 4 ECP-14-032

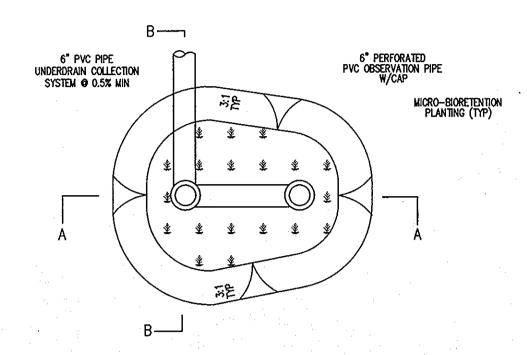


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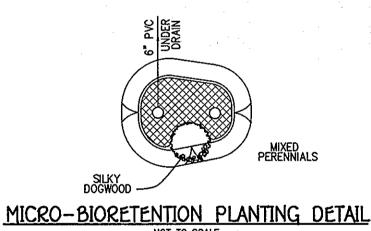
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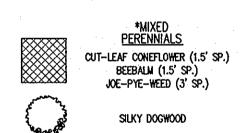


MICRO-BIORETENTION DETAIL (M-6)



MICRO-BIORETENTION									
BIORETENTION FILTER	Α	В	С	D	E	F	G	Н	Ι
1	472.00	472.00	471.50	471.25	469.25	469.00	468.67	468.45	468.50
2	498.00	498.00	497.00	496.75	494.25	493.92	493.42	480.00	493.25
3	503.50	503.50	502.50	502.25	500.25	500.00	499.67	499.50	499.50
4	526.75	526.75	526.00	525.75	523.75	523.50	523.17	520.00	523.00
. 5	513.00	513.00	512.00	511.75	509.75	509.50	509.17	509.00	509.00
6	499.50	499.50	498.50	498.25	496.25	495.92	495.42	494.40	495.25





MICRO-BIORETENTION & BIORETENTION PLANT MATERIAL								
MICRO-BIO 1 QUANTITY	BIO 2 QUANTITY	MICRO-BIO 3 QUANTITY	MICRO-BIO 4 QUANTITY	MICRO-BIO 5 QUANTITY	MICRO-BIO 6 QUANTITY	NAME	MAXIMUM SPACING (FT.)	
35	200	25	30	22	20	MIXED PERENNIALS	1.5 TO 3.0 FT.	
1	3	1	1	1	1	DOGWOOD	PLANT AWAY FROM INFLOW LOCATION	

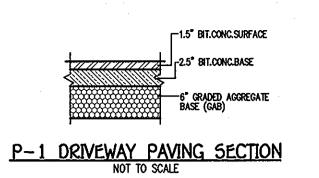
OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

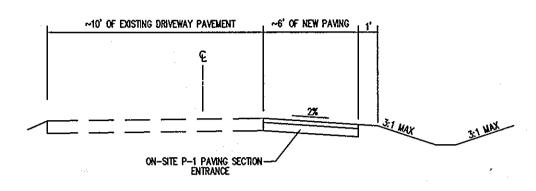
- A. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY.
 MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY
 MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR
- MULCH REPLACEMENT SHALL BE DONE IN THE 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.

 B. THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF 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.

 C. 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.

 D. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER



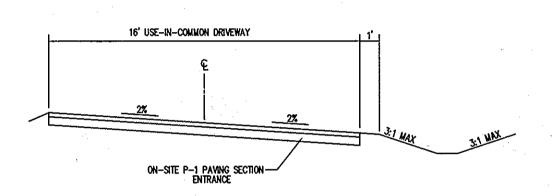


NOTE:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION.

2. SWALES ARE FOR CONVEYANCE OF RUNOFF AND NOT UTILIZED FOR TREATMENT CREDIT.

LOWER SECTION OF 16' USE-IN-COMMON DRIVEWAY CROSS SLOPE SECTION (PORTION CONTAINING EXISTING PAVED DRIVEWAY) NOT TO SCALE

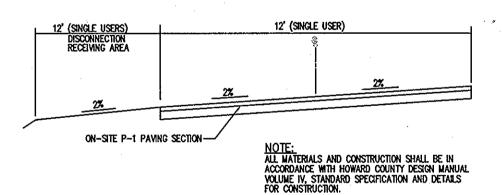


NOTE:

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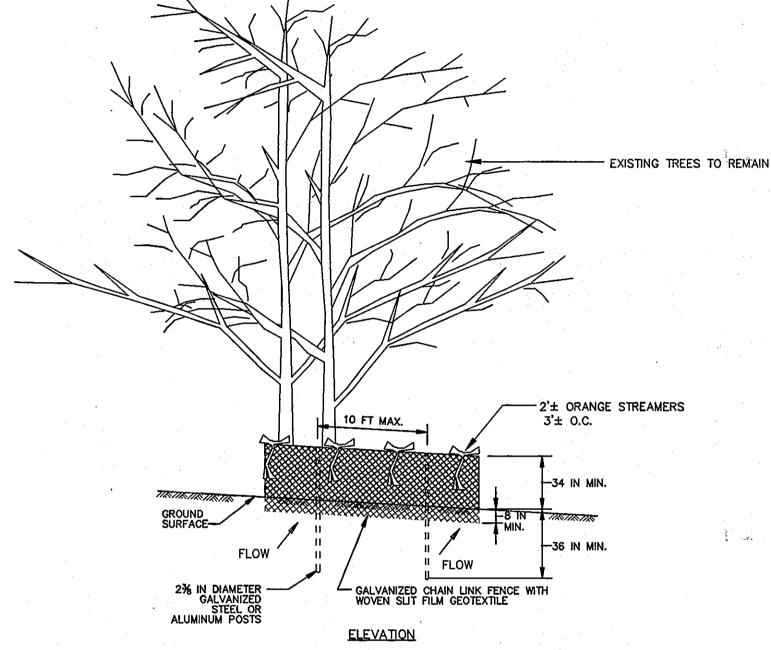
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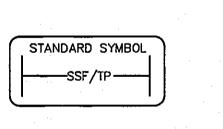
UPPER SECTION OF 16' USE-IN-COMMON DRIVEWAY CROSS SLOPE SECTION (PORTION CONTAINING NO EXISTING PAVED DRIVEWAY) NOT TO SCALE

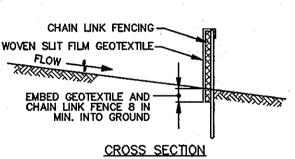


TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION WITH NON-ROOFTOP DISCONNECTION

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED, DISCONNECTION OF ROOFTOP RUNOFF (N-1) DISCONNECTION OF NONROOFTOP RUNOFF (N-2 REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.



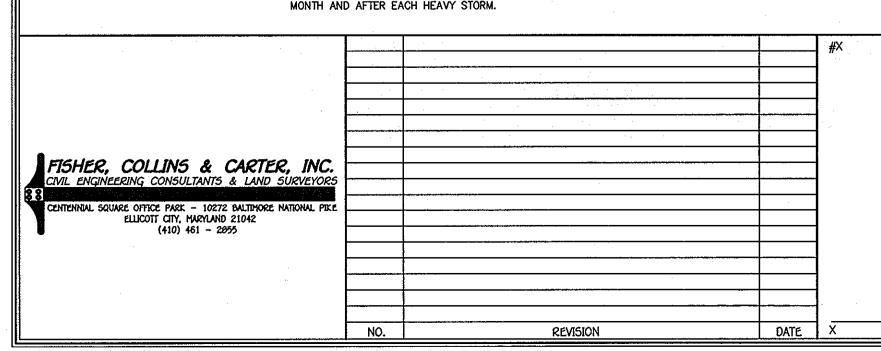




CONSTRUCTION SPECIFICATIONS

- 1. INSTALL 2% INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
- 2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2% INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
- 3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
- 4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
- 5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
- 6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- 7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

SUPER SILT FENCE, TREE PROTECTION FENCE



PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVE BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION Intrame Luce A

OWNERS / DEVELOPER BRENT MYERS 8200 MAPLE CLIFFE WAY ELLICOTT CITY, MARYLAND 21043 CONTACT: JOSEPH RUTTER 443-367-1422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING 2/10/14 Date 2.20.14 Date WY SECTION PARCEL NO. MYERS PROPERTY, LOTS 1 THRU 5, BUILDABLE 32 PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B' AND 'C' DEED BLOCK NO. TAX/ZONE ELEC. DIST. CENSUS TR. ZONE 1009/ 6030.00 RC-DEO 700 15

STORMWATER MANAGEMENT DETAILS & NOTES

MYERS PROPERTY, LOTS 1 THRU 5, BUILDABLE

PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B' AND 'C' ZONED RC-DEO

SHEET 4 OF 4

TAX MAP No. 10 GRID No. 18 PARCEL No. 32 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: FEBRUARY, 2014

ECP-14-032