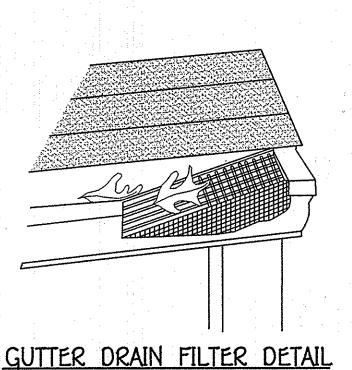


STORMWATER MANAGEMENT NOTES

- . STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- 2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1.000 SQ. FT. OR LESS.
- 3. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5%. THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
- 4. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.



	DRY WELL CHART							
DRYWELL NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT	L	D W		
LOT 3 (1)	675 SQ. FT.	54 C.F.	61 C.F.	100%	5.5'x	5.5' x 5'		
LOT 3 (2)	675 SQ. FT.	54 C.F.	61 C.F.	100%	5.5'x	5.5' x 5'		
LOT 3 (3)	900 5Q. FT.	72 C.F.	72 C.F.	100%	6' x	6' x 5'		
LOT 4 (1)	675 SQ. FT.	54 C.F.	61 C.F.	100%	5.5' x	5.5' x ·5'		
LOT 4 (2)	675 5Q. FT.	54 C.F.	61 C.F.	100%	5.5'x	5.5' x 5'		
LOT 4 (3)	900 SQ. FT.	72 C.F.	72 C.F.	100%	6' x	6' x 5'		

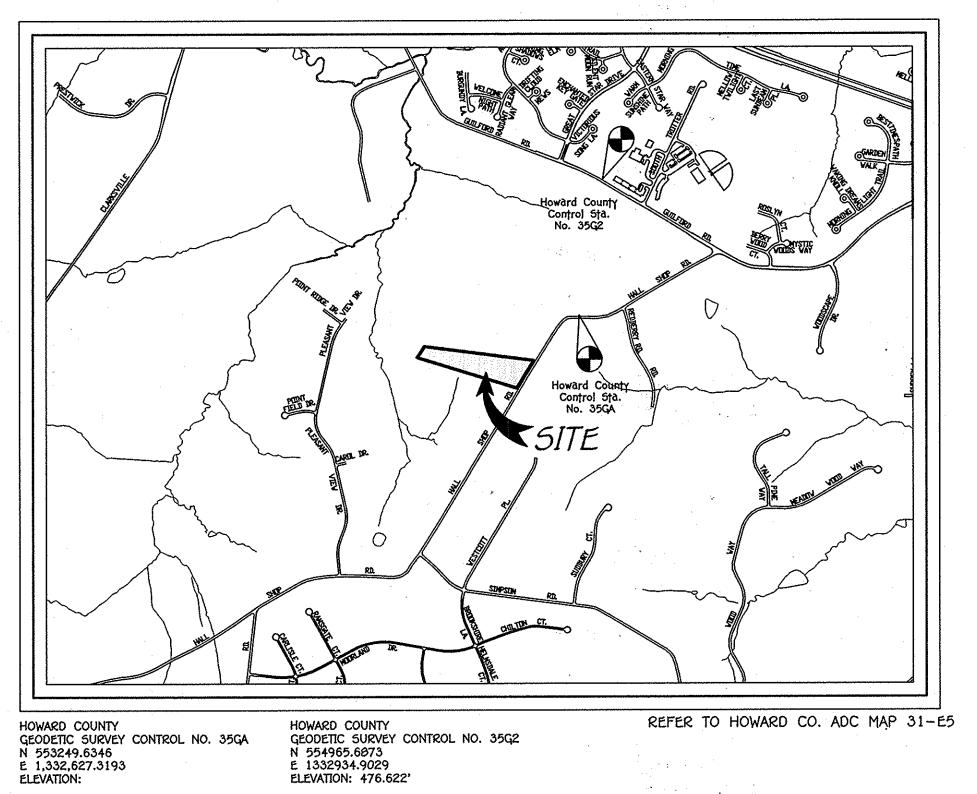
OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH
- C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- D. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE
- E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE
- F. 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.

ENVIRONMENTAL CONCEPT PLAN HALL SHOP MANOR II

LOTS 3 AND 4

ZONING: RR-DEO TAX MAP No. 41 GRID No. 1 PARCEL No. 504



VICINITY MAP 5CALE: 1" = 1200"

FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE ANALYSIS DATA CHART

- TOTAL AREA OF THIS SUBMISSION = 0.203 AC.+ LIMIT OF DISTURBED AREA = 1.67 Ac. ± PRESENT ZONING DESIGNATION = RR-DEO (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
- PREVIOUS HOWARD COUNTY FILES: 5-01-030; WP-02-007; WP-05-042; WP-13-194; F-06-012.
- TOTAL AREA OF FLOODPLAIN LOCATED ON SITE = 0.00 AC± TOTAL AREA OF SLOPES IN EXCESS OF 15% = 4.80 AC+ (3.68 AC+ 15% TO 25%, 1.12 AC+ 25% OR GREATER)
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.84 AC. ± TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC.+
- TOTAL AREA OF EXISTING FOREST = 6.01 AC+ TOTAL AREA OF FOREST TO BE RETAINED = 5.14 AC± (NOT IN EASEMENT)
- TOTAL AREA OF LOTS / BUILDABLE PARCELS = 8.203 AC+
- TOTAL GREEN OPEN AREA = 7.95 AC±
- TOTAL IMPERVIOUS AREA = 0.25 AC+ TOTAL AREA OF ERODIBLE SOILS = 0.00 AC.+

EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT EXISTING 30' PRIVATE ACCESS EASEMENT FOR LOTS AND 2 (REMOVED BY RECORDATION OF THIS PLAT) EXISTING OUTLINE OF WETLAND AREA EXISTING WETLAND LOCATION EXISTING PRIVATE NATURAL AREA CONSERVATION CREDIT PREVIOUSLY RECORDED LOT LINES REMOVED BY RECORDATION OF THIS PLAT 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 3 AND 4 ___LOD___ LIMIT OF DISTURBANCE - SF - SILT FENCE

STABILIZED CONSTRUCTION ENTRANCE

GENERAL NOTES

- 55F - SUPER SILT FENCE

1. The contractor shall notify the department of public works/bureau of engineering/construction inspection division i

COORDINATE TABLE

- 410-313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOTIFY (MISS UTILITY) AT 1-800-257-7777 AT LEAST 40 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. dated april 2000. Topography shown hereon is based on a topographic suvery performed by fisher, collins & carter,
- STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 35GA AND 35G2 WERE USED FOR THIS PROJECT.
- S. STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES
- NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED.

 7. THIS PROPERTY IS LOCATED OUTSIDE THE METROPOLITAN DISTRICT. LOTS TO BE SERVED PRIVATE WATER AND PRIVATE SEWERA
- 8. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
-). THE SUBJECT PROPERTY IS ZONED RC-DEO (PER DATE 10/06/2013 COMPREHENSIVE ZONING PLAN.

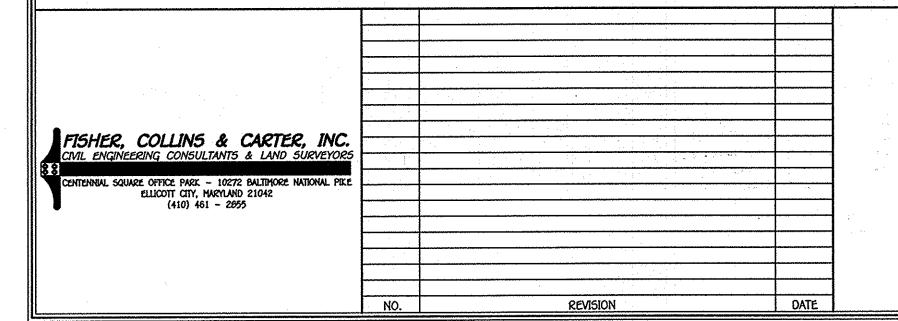
 O. | THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE SEPÁRTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED until public sewerage is available. These easements shall become null and 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, steep slopes, stream(s) and/or their buffers, nor steep slopes exist on—site
- WETLANDS OR THEIR BUFFERS.
- 14 THIS SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENT PER SECTION CODE AND FOREST CONSERVATION MANUAL, SINCE THIS IS A RESUBDIMISION CREATING NO NEW LOTS.
- SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY UBDIVISION 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. 17. NO STRUCTURES EXIST ON THIS PROPERTY

DESIGN NARRATIVE

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.

Hall Shop Manor II is zoned RR-DEO and is located on Tax Map 41. Parcel No. 504 of the Howard County, Maryland Tax Map Database System. The property consists of 0.203 acres of which approximately 6.6 acres is forested. This is a resubdivision of Lot 1 and 2 to create two long and narrow lots with access on a common driveway. The proposed lots will be served by private well and septic systems already approved by the Health Department. This subdivision is exempt from forest conservation requirements per Section 16.1202(b)(1)(viii) Of The Howard County Code And Forest Conservation Manual since it is a minor subdivision and plat of resubdivision that creates no new lot or parcels and has not further subdivision potential. Per the Howard County Soil Survey, soils on-site consist of "GbA", "GbB", & "GbC" Glenelg silt loam, Type "B" soils and "BaA" Baile silt loam, Type D soils. Only Type B soils will be within the limits of disturbance. The Type D Soils are located in the middle of site. There is a ridge running along Hall Shop Road in the eastern most part of the site with runoff draining from east to west toward the middle of the site where an area of wetlands exists in and around a drainage channel (within an existing drainage & utility easement). The rear portion of the proposed lots is forested and drains to wetland channel. This channel eventually flows to an off-site tributary of the Middle Patuxent River (02131106). Rooftop Disconnection (N-1) and Dry Wells (M-5) will be utilized for the proposed houses and Non-Rooftop Disconnection (N-2) will be utilized for the proposed individual and common driveways.

- Natural Resource Protection: The site is located within the Middle Patuxent River Watershed. Environmentally sensitive features such as wetlands and wetland buffers exist on-site. No floodplain, streams, or their buffers exist on-site. To ensure the protection of natural resources located on this site, all buffers will be honored.
- 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 A proposed common driveway will serve the proposed two (2) lots. Non-Structural practices as permitted in Chapter 5, Rooftop Disconnection (N-1), Dry Wells (M-5), & Non-Rooftop Disconnection (N-2) will be used to address ESD to the MEP
- IV. Integration of Erosion and Sediment Controls into Stormwater Strategy: It is anticipated that silt fence and super silt fence will be provided and that the use of sediment traps will not be 🐷 necessary. There is no direct discharge of runoff to a stream. No drainage easements will be required. It is anticipated that all cut will be utilized on-site for construction at time of SDP.
- V. Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP) ESD planning techniques will be utilized to the maximum extent practicable to satisfy the SWM requirements put forth in Chapter 5 of the Maryland Department of the Environment's SWM Design Manual. Although the full required ESD volume is not being provided, all impervious surfaces are being treated. All non-structural practices are being utilized to treat
- VI. Request for a Design Manual Waiver: No environmental waivers are expected to be required on this project. WP-05-042 was already approved in December 2004 allowing wetlands on lots less than 10 acres in size.



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

OWNER/DEVELOPER IGLEHART FARM, LLC, III

3704 CATTAIL GREENS COURT GLENWOOD, MARYLAND 21738 ATTN: MR. RICHARD A. FANTA PH# 410-461-1987

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING 7-21-14 7.24.14 PARCEL NO. Hall Shop Manor II TAX/ZONE ELEC. DIST. CENSUS TR. RR-DEO 18432 WATER CODE SEWER CODE N/A

TITLE SHEET

HALL SHOP MANOR II LOTS 3 AND 4

DPZ FILE NUMBERS: 5-01-30, WP-05-042, WP-02-007, F-06-012 And WP-13-194

ZONED: RR-DEO TAX MAP NO.: 41 GRID NO.: 1 PART OF PARCEL NO.: 138

FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: JULY, 2014

SHEET 1 OF 2 ECP-14-062

