

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	ENVIRONMENTAL CONCEPT PLAN
3	STORMWATER MANAGEMENT DRAINAGE AREA MAP
4	SEDIMENT AND EROSION CONTROL PLAN

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*Victor Shuler* 4/23/18  
 CHIEF, DIVISION OF LAND DEVELOPMENT gmc DATE  
*[Signature]* 4/23/18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

# ENVIRONMENTAL CONCEPT PLAN

# LUTFI PROPERTY

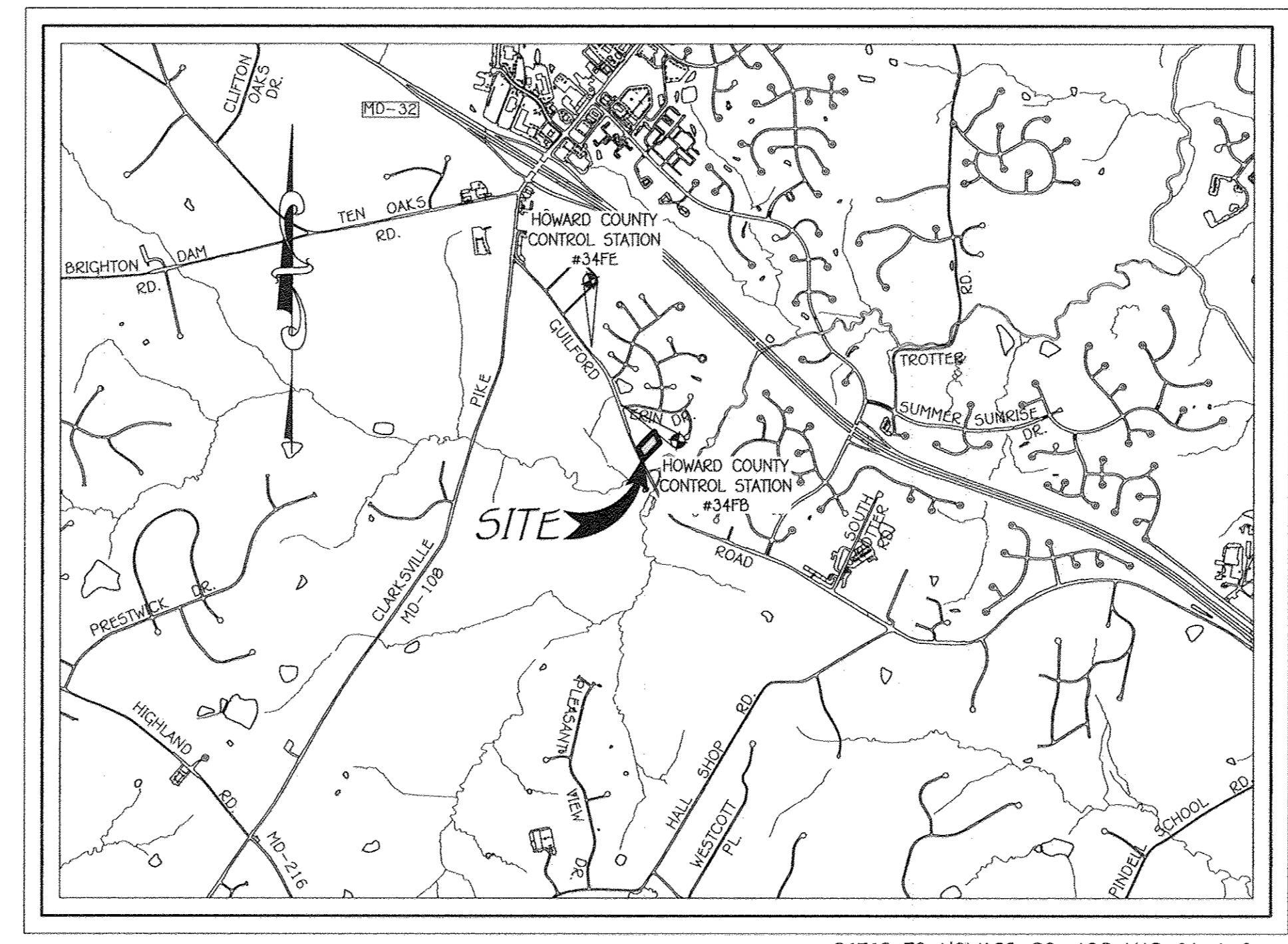
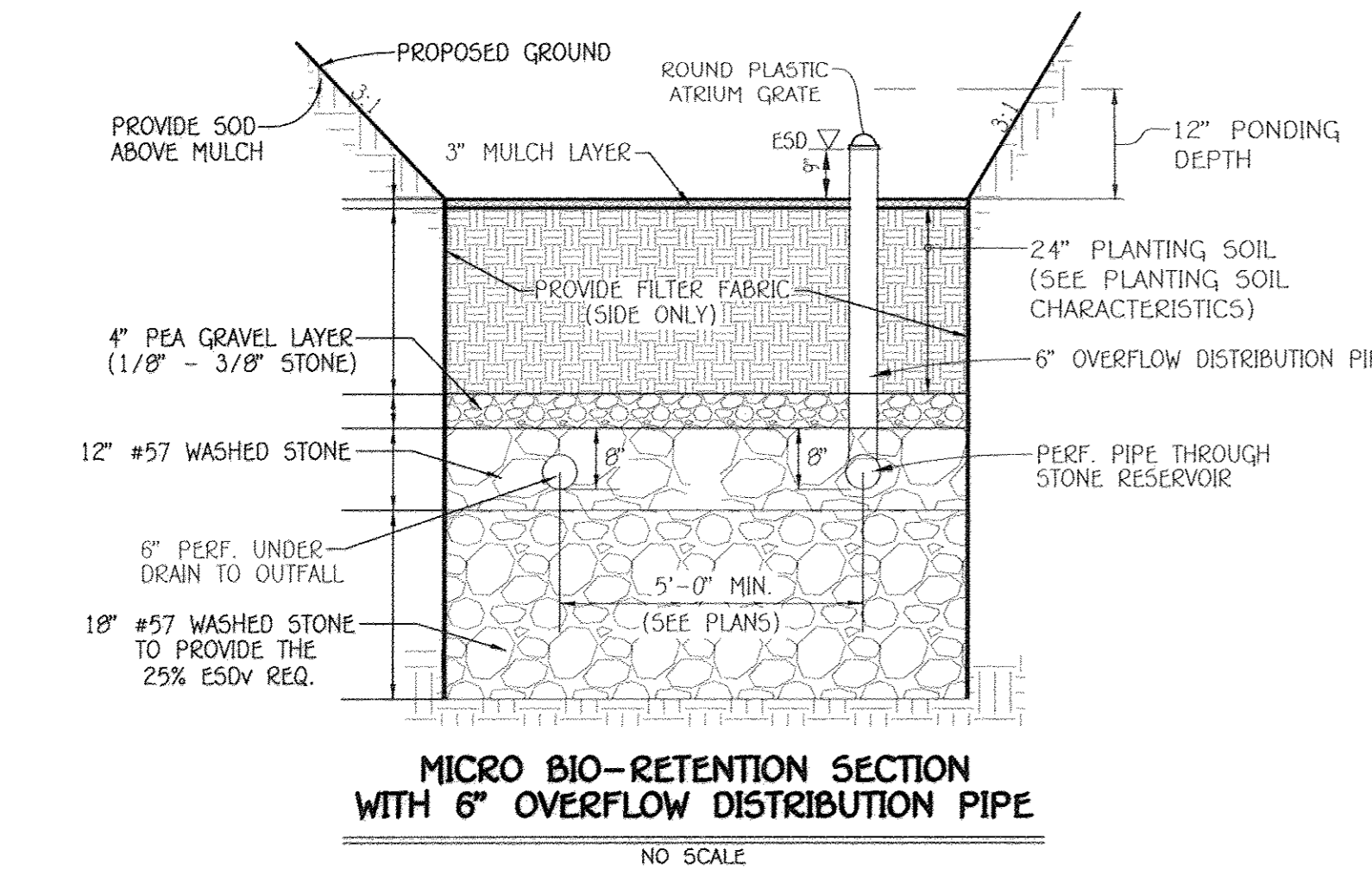
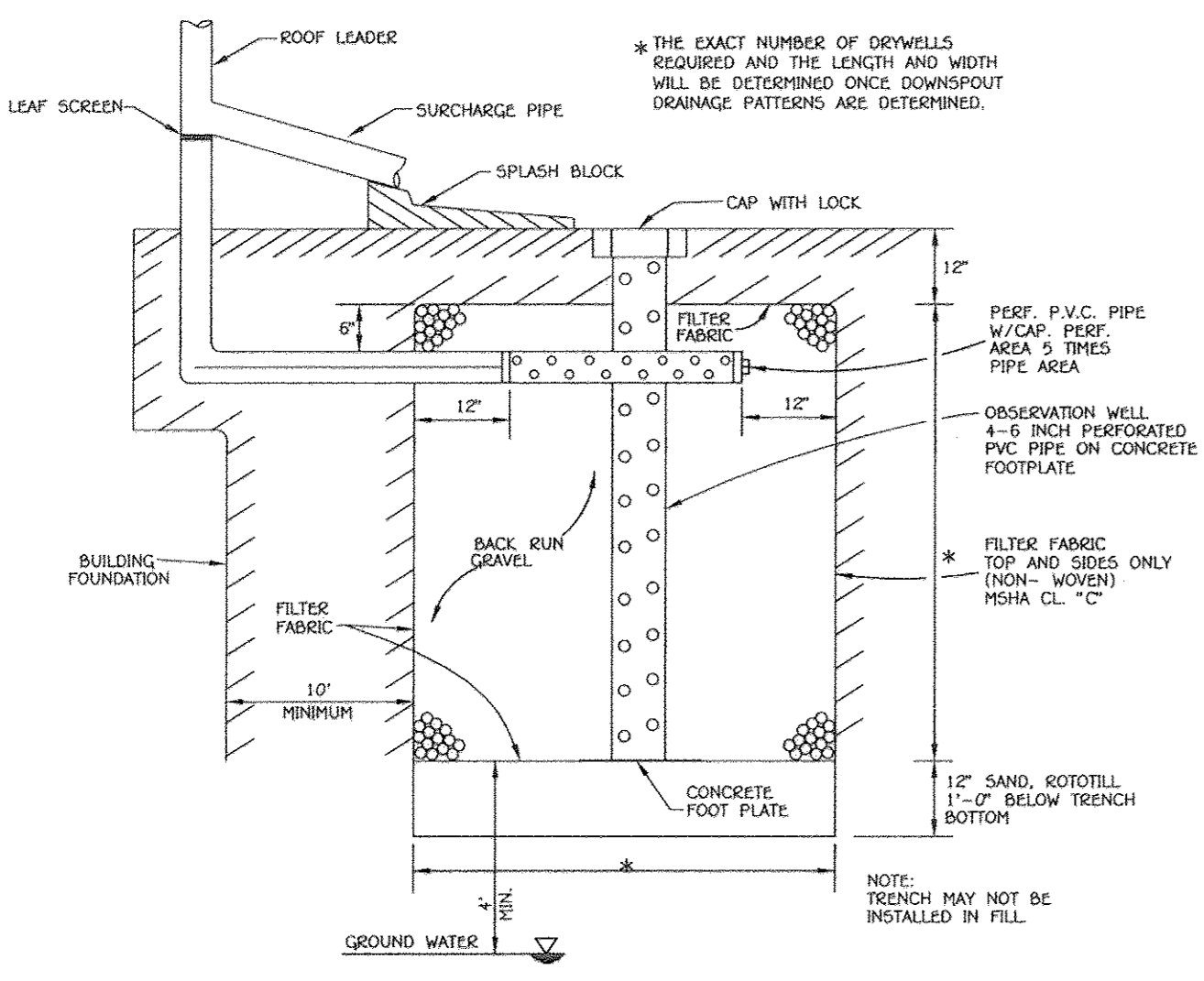
## BUILDABLE LOTS 1 THRU 5

### ZONING: R-12

### TAX MAP No. 35

### GRID No. 13

### PARCEL No. 56



**VICINITY MAP**  
SCALE: 1" = 2000'

# FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

### SWM NARRATIVE:

THE PROPOSED SWM FACILITIES FOR THIS PROJECT WILL CONSIST OF MICRO BIO-RETENTION FACILITIES AND DRY WELLS. THE PROJECT IS TOO STEEP TO UTILIZE ANY DISCONNECTIONS. UTILIZING ALL OF THESE FACILITIES WILL ALLOW US TO PROVIDE THE REQUIRED PE AND ESDV VOLUMES AND RUNOFF AMOUNTS TO MEET THE ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT POSSIBLE (ESD TO THE HELP) TO REFLECT A WOODED CONDITION FOR THIS SITE. THE SWM REPORT FOR THIS PROJECT CONTAINS A SUMMARY TABLE TO INDICATE THE VOLUMES PROVIDED TO THESE FACILITIES.

### DESIGN NARRATIVE:

THERE ARE NOT ANY NATURAL AREAS OF THIS PROJECT LOCATED ON-SITE. THE SITE EXISTS AS AN AREA OF WOODS AND WITH A SINGLE FAMILY DWELLING AND ASSOCIATED DRIVEWAY LOCATED ON-SITE. THERE ARE NOT ANY AREAS OF FLOODPLAIN EASEMENTS LOCATED ON-SITE. IN ADDITION, THERE ARE SOME STEEP SLOPES LOCATED ON LOTS 3, 4 AND 5. THE ERODIBLE SOILS HAVE BEEN IDENTIFIED IN THE SOILS CHART AND IN THE SITE ANALYSIS. THE TOTAL AREA OF THE PROJECT IS 1.56 AC. THE LIMITS OF DISTURBANCE AREA IS 1.32 AC. THE MAJORITY OF THIS SITE WILL BE DEVELOPED AND PROVIDE 1.11 ACRES OF GREEN SPACE. THE PROPOSED IMPERVIOUS AREAS INCLUDE THE USE-IN-COMMON DRIVE, HOUSES AND DRIVEWAYS. THE FOREST IS UNPROTECTED AND WILL BE CONSIDERED TO BE CLEARED. A FEE-IN-LIEU OR OFFSITE FOREST BANK WILL BE UTILIZED TO PROVIDE THE REQUIRED FORESTATION FOR THIS PROJECT. THE PRESERVATION OF GREEN SPACE PROVIDES THE NATURAL RESOURCE PROTECTION FOR THIS 1.56 AC PARCEL OF LAND. THE PROPERTY DRAINS TOWARDS GUILFORD ROAD FROM THE REAR OF THE SITE. THE NATURAL FLOW PATTERNS HAVE BEEN MAINTAINED BY PROVIDING SIDE DITCHES NEXT TO THE PROPOSED DRIVEWAY OR USE-IN-COMMON EASEMENT. WE ARE HIGHLIGHTING THE REQUIREMENT TO PROVIDE WOODS IN GOOD CONDITION IN ACCORDANCE WITH THE CHAPTER 5 SWM REGULATIONS BY THE USE OF DRYWELLS AND MICRO-BIORETENTION FACILITIES. WE HAVE NOW INDICATED A PROPOSED TRAP LOCATED TOWARDS THE BOTTOM OR LOW POINT OF THE PROPERTY PER THE SOILS COMMENTS. IN ADDITION, WE HAVE SHOWN EARTH DIKES TO DIVERT CLEANWATER AROUND THE SITE AND ALSO TO CAPTURE THE DIRTY WATER AND DIRECT IT INTO THE TRAP. THE ESD PLANNING TECHNIQUES AND PRACTICES IMPLEMENTED WERE THE USE OF DRYWELLS AND MICRO-BIORETENTION FACILITIES.

### SITE ANALYSIS DATA CHART

A. TOTAL AREA OF THIS SUBDIVISION = 1.56 AC.
B. LIMIT OF DEVELOPABLE AREA = 1.56 AC. (LOTS ONLY)
C. LIMIT OF DISTURBED AREA = 66,211 Sq. Ft. or 1.52 AC.
D. PRESENT ZONING DESIGNATION = R-12 (PER 10/06/13 COMPREHENSIVE ZONING PLAN).
E. PROPOSED USE: RESIDENTIAL SUBDIVISION (SINGLE FAMILY DETACHED)
F. OPEN SPACE REQUIRED ON SITE: 0.1248 AC.
G. RECREATIONAL AREA REQUIRED: THERE IS NONE REQUIRED SINCE < 10 LOTS.
H. BUILDING COVERAGE OF SITE: 12,000 SQ.FT. OR 0.27 AC.
I. PREVIOUS HOWARD COUNTY FILES: N/A
J. TOTAL AREA OF FLOODPLAIN: 6,204 AC.
K. TOTAL AREA OF SLOPES: 25% OR GREATER = 0.09 AC. 15% - 24.99% = 0.44 AC.
L. NET TRACT AREA = 1.51 AC.
M. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.
N. TOTAL AREA OF STREAMS (INCLUDING BUFFER) = 0.00 AC.
O. TOTAL AREA OF FOREST = 0.77 AC.
P. TOTAL GREEN OPEN AREA = 1.11 AC.
Q. TOTAL IMPERVIOUS AREA = 0.45 AC.
R. AREA OF ERODIBLE SOILS = 0.02 AC. (WITHIN AREA OF DEVELOPMENT)

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	13,275 Sq.Ft.	1,212 Sq.Ft.	12,055 Sq.Ft.
2	13,275 Sq.Ft.	1,189 Sq.Ft.	12,080 Sq.Ft.
3	13,275 Sq.Ft.	788 Sq.Ft.	12,486 Sq.Ft.
4	13,275 Sq.Ft.	372 Sq.Ft.	12,903 Sq.Ft.

### SPECIMEN TREE CHART

NO.	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION
*1	57"	SILVER MAPLE	ACER SACCHARINUM	GOOD
2	47.5"	SILVER MAPLE	ACER SACCHARINUM	POOR CONDITION, NOTABLE ROT
3	32"	RED MAPLE	ACER RUBRUM	POOR CONDITION, NOTABLE ROT
4	49"	TULIP POPLAR	LIRIODENDRON TULIPIFERA	GOOD CONDITION-OFFSITE
*5	35.5"	RED OAK	QUERCUS RUBRA	POOR CONDITION, NOTABLE ROT IN CANOPY

\* - DENOTES SPECIMEN TREE TO BE REMOVED.

LEGEND	
SYMBOL	DESCRIPTION
---492---	EXISTING CONTOUR 2' INTERVAL
---490---	EXISTING CONTOUR 10' INTERVAL
---492---	PROPOSED CONTOUR 2' INTERVAL
---490---	PROPOSED CONTOUR 10' INTERVAL
+499.50	SPOT ELEVATION
---5F---	SILT FENCE
---5SF---	SUPER SILT FENCE
---	DRAINAGE LIMITS
---	SOILS LIMIT
L.O.D.	LIMIT OF DISTURBANCE
---	PROPOSED STREET TREE
---	RECREATIONAL OPEN SPACE
---	SLOPES (24.9% AND GREATER)
---	SLOPES (15% TO 24.9%)
---	EXISTING TREELINE
---	PROPOSED TREELINE
WB	WETLANDS BUFFER
WL	WETLANDS LIMITS
FP	FLOODPLAIN LIMITS

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 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
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 (410) 461-2855

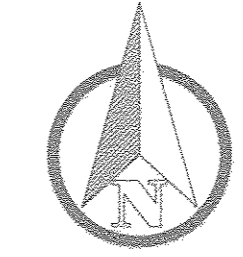
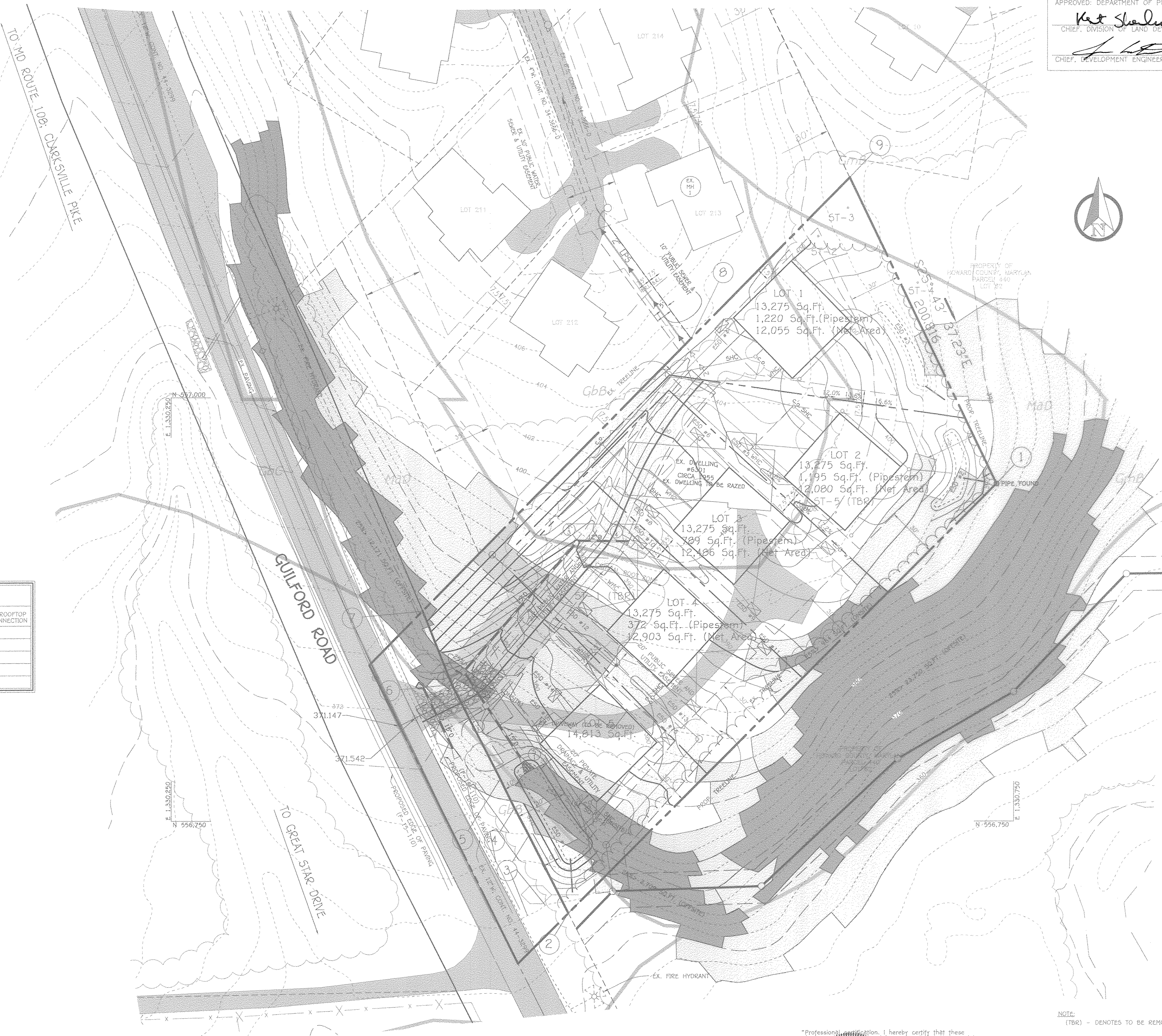
"Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-19."  
  
 ALDO M. VITUCCI, P.E.  
 4/13/18  
 DATE

**ENVIRONMENTAL CONCEPT PLAN**  
**LUTFI PROPERTY**  
 LOTS 1 THRU 5  
 ZONING: R-12  
 TAX MAP No. 35 GRID No. 13 PARCEL No. 56  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: APRIL 9, 2018  
 SHEET 1 OF 4

**SOILS LEGEND**

SOIL	NAME	Kw	CLASS
GbB	Gladesboro loam, 3 to 8 percent slopes	0.20	B
GbC	Gladesboro loam, 8 to 15 percent slopes	0.20	B
*GmB	Glennville silt loam, 3 to 8 percent slopes	0.37	C
MbD	Manor loam, 15 to 25 percent slopes	0.24	B

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

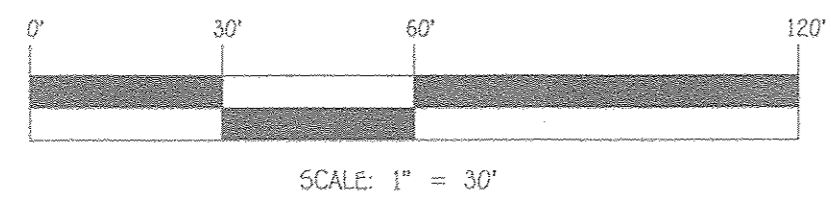


**STORMWATER MANAGEMENT PRACTICES**

LOT No.	MICRO BIO-RETENTION	DRY WELL	RAINGARDEN	PERMEABLE PAVING	SURFACE SAND FILTER	ROOFTOP DISCONNECTION	NON-ROOFTOP DISCONNECTION
1	X	1-DRYWELL					
2	X	1-DRYWELL					
3		4-DRYWELLS					
4		4-DRYWELLS					
5	X	3-DRYWELLS					

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---490---	PROPOSED CONTOUR 10' INTERVAL
+499.50	SPOT ELEVATION
-SF-	SILT FENCE
-SSF-	SUPER SILT FENCE
[Shaded Area]	SLOPES (25% AND GREATER)
[Dashed Line]	SOILS LIMIT
L.O.D.	LIMIT OF DISTURBANCE
[Tree Symbol]	PROPOSED STREET TREE
[Hatched Area]	RECREATIONAL OPEN SPACE
[Shaded Area]	SLOPES (15% TO 24.9%)
[Wavy Line]	EXISTING TREELINE
[Dashed Line]	PROPOSED TREELINE
-WB-	WETLANDS BUFFER
-WL-	WETLANDS LIMITS
-FP-	FLOODPLAIN LIMITS



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 CENTENNIAL SOURCE OFFICE PARK - 10232 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2899

**OWNER**  
 MR. LUTFI ON  
 8434 HIGH RIDGE ROAD  
 ELICOTT CITY, MARYLAND 21043  
 410-531-3300

**DEVELOPER**  
 MR. LUTFI ON  
 8434 HIGH RIDGE ROAD  
 ELICOTT CITY, MARYLAND 21043  
 410-531-3300

"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. 62248, Expiration Date 2-22-19."

*[Signature]*  
 ALDO M. VITUCCI, P.E.  
 4/9/18  
 DATE

NOTE:  
 (TBR) - DENOTES TO BE REMOVED. SEE SPECIMEN TREES #1 AND 5.

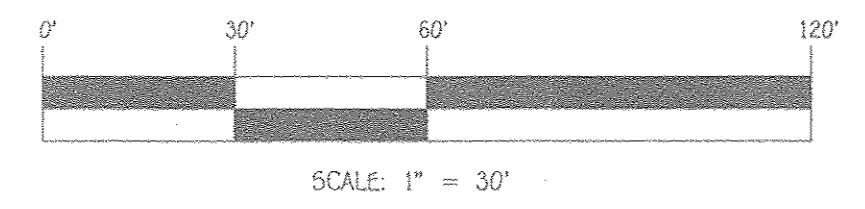
**ENVIRONMENTAL CONCEPT PLAN**  
**LUTFI PROPERTY**  
**LOTS 1 THRU 5**  
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 TAX MAP No. 35 GRID No. 13  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: APRIL 9, 2018  
 SHEET 2 OF 4

SOILS LEGEND			
SOIL	NAME	Kw	CLASS
GbB	Gladstone loam, 3 to 8 percent slopes	0.20	B
GbC	Gladstone loam, 8 to 15 percent slopes	0.20	B
GmB	Glenville silt loam, 3 to 8 percent slopes	0.37	C
MaD	Manor loam, 15 to 25 percent slopes	0.24	B

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

SWM DRAINAGE AREA SUMMARY TABLE				
DRAINAGE AREA	AREA AC. +/-	ESD#	TYPE	REMARKS
A	0.668	1	M-6	MICRO BIO-RETENTION
B	0.104	2	M-6	MICRO BIO-RETENTION
C	0.155	3	M-6	MICRO BIO-RETENTION
D	0.0143	4	M-5	DRYWELL
E	0.0143	5	M-5	DRYWELL
F	0.0143	6	M-5	DRYWELL
G	0.0143	7	M-5	DRYWELL
H	0.0143	8	M-5	DRYWELL
I	0.0143	9	M-5	DRYWELL
J	0.0143	10	M-5	DRYWELL
K	0.0143	11	M-5	DRYWELL
L	0.0143	12	M-5	DRYWELL
M	0.0143	13	M-5	DRYWELL
N	0.0143	14	M-5	DRYWELL
O	0.0143	15	M-5	DRYWELL
P	0.0143	16	M-5	DRYWELL
Q	0.0143	17	M-5	DRYWELL

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"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. 22748, Expiration Date 2-22-19."  
  
 Aldo M. Vitucci  
 ALDO M. VITUCCI, P.E.  
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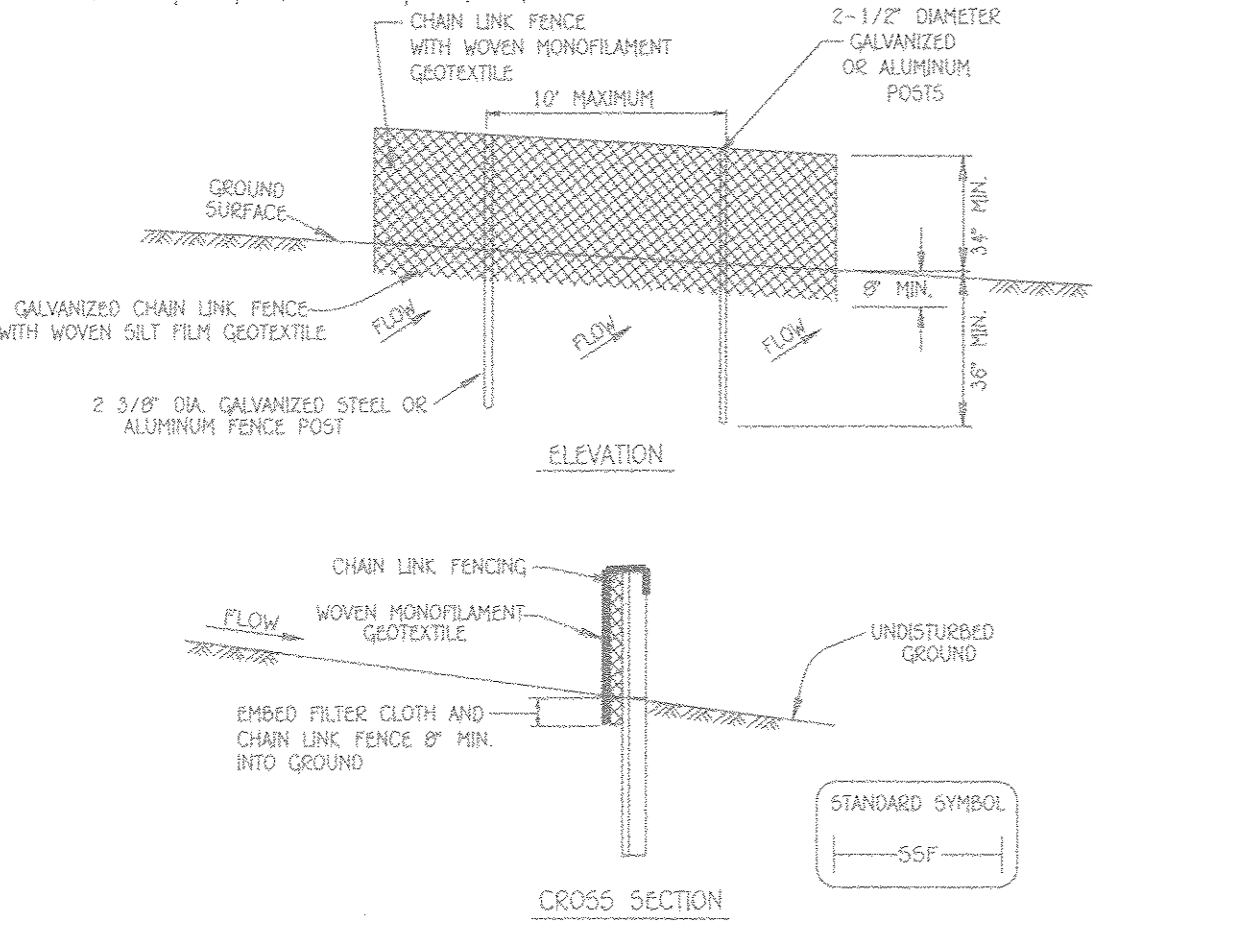
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**CONSTRUCTION SPECIFICATIONS**

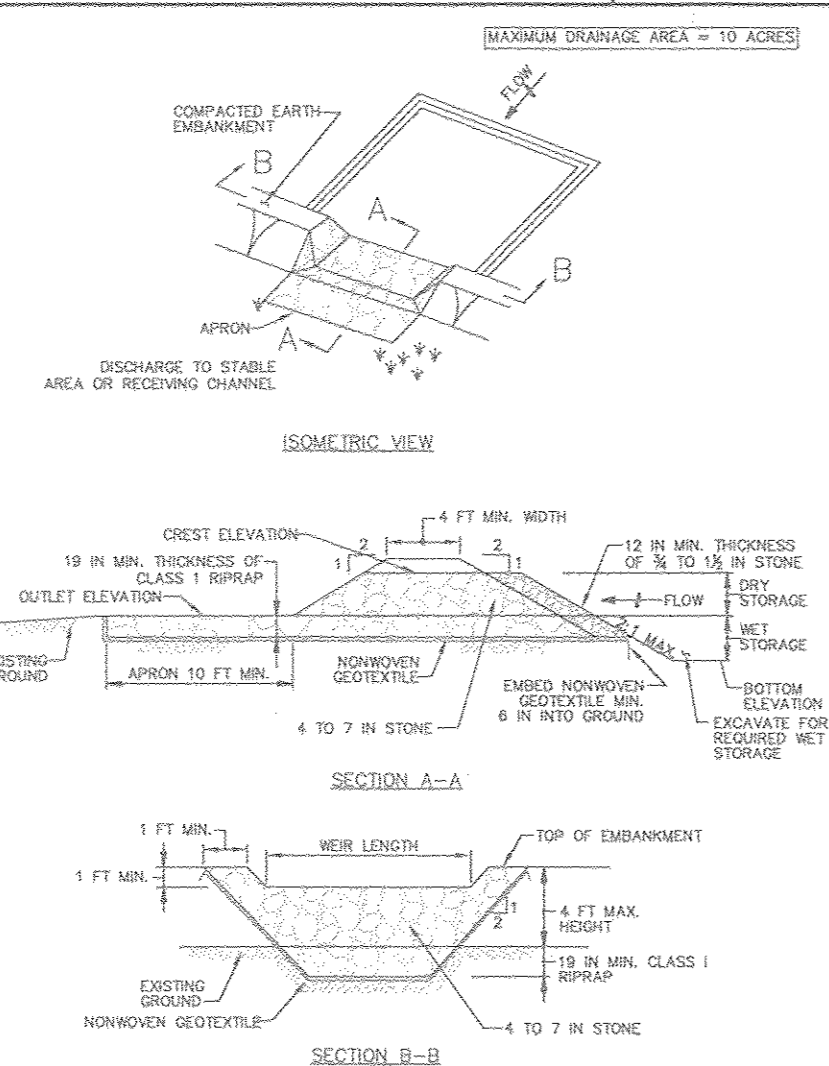
- INSTALL 2 3/8" DIAMETER GALVANIZED STEEL POSTS OF 0.095" WALL THICKNESS AND SIX FEET IN LENGTH, SPACED NO FURTHER THAN 10 FEET APART. CRIVE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
- PASTEN MINIMUM 9 GAUGE GALVANIZED CHAIN LINK FENCE (2 3/8" MAX. OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES 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.
- WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEEDING BY WIND.
- EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF 5 HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
- PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BUILDS DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN.

**DESIGN CRITERIA**

SLOPE	SLOPE STEEPNESS	SLOPE LENGTH (MAXIMUM)	SUPER SILT FENCE LENGTH (MAXIMUM)
0 - 10%	0 - 10:1	UNLIMITED	UNLIMITED
10 - 20%	10:1 - 5:1	200 FEET	1,500 FEET
20 - 33%	5:1 - 3:1	150 FEET	1,000 FEET
33 - 50%	3:1 - 2:1	100 FEET	500 FEET
50% +	2:1 +	50 FEET	250 FEET

**SUPER SILT FENCE**  
NOT TO SCALE

DETAIL G-1-2 STONE/RIPRAP OUTLET SEDIMENT TRAP ST-II



- CONSTRUCTION SPECIFICATIONS**
- CONSTRUCT TRAP IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE AVOIDED.
  - CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM THE AREA UNDER THE EMBANKMENT AND TRAP BOTTOM.
  - USE FILL MATERIAL FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES, ROCKS, ORGANIC MATERIAL, OR OTHER OBJECTIONABLE MATERIAL FOR THE EMBANKMENT.
  - CONSTRUCT TOP OF EMBANKMENT 1 FOOT MINIMUM ABOVE WIER CREST. COMPACT THE EMBANKMENT BY TRAVELING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
  - WAKE AND CUT OFF FILL SLOPES 8:1 OR FLATTER.
  - PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, OVER THE BOTTOM AND SIDES OF OUTLET AND APRON PRIOR TO PLACEMENT OF RIPRAP. OVERLAP SECTIONS OF GEOTEXTILE AT LEAST 1 FOOT WITH THE SECTION NEAREST TO THE TRAP PLACED ON TOP. EMBED GEOTEXTILE AT LEAST 6 INCHES INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
  - USE CLEAN 4 TO 7 INCH RIPRAP TO CONSTRUCT THE WIER. USE CLASS 1 RIPRAP FOR THE APRON. USE OF RECYCLED CONCRETE EQUIVALENT IS ACCEPTABLE.
  - PLACE 1 FOOT OF CLEAN 3/4 TO 1 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE ON THE UPSTREAM FACE OF THE WIER.
  - CONSTRUCT AND MAINTAIN THE OUTLET ACCORDING TO APPROVED PLAN, AND IN SUCH A MANNER THAT DROSS AT OR BELOW THE OUTLET DOES NOT OCCUR.
  - STABILIZE THE EMBANKMENT AND INTERIOR SLOPES WITH SEED AND MULCH. STABILIZE POINTS OF CONCENTRATED WEAR AS SHOWN ON APPROVED PLAN.
  - REMOVE SEDIMENT AND RESTORE TRAP TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO CLEANEST ELEVATION (SIDE OF WET STORAGE DEPTH). DEPOSIT REMOVED SEDIMENT IN AN APPROVED AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. KEEP POINTS OF INFLOW AND OUTFLOW AS WELL AS INTERIOR OF THE TRAP FREE FROM EROSION, AND REMOVE ACCUMULATED DEBRIS. MAINTAIN EMBANKMENTS TO CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. REMOVE ANY TREES, BRUSH, OR OTHER WOODY VEGETATION GROWING ON EMBANKMENT OR NEAR PRINCIPAL SPILLWAY, MAINTAIN LINE, GRADE, AND CROSS SECTION.
  - WATER BEHAVIORING TRAP, PASS REMOVED WATER THROUGH AN APPROVED SEDIMENT CONTROL PRACTICE.
  - UPON REMOVAL, GRADE AND STABILIZE THE AREA AROUND TRAP.

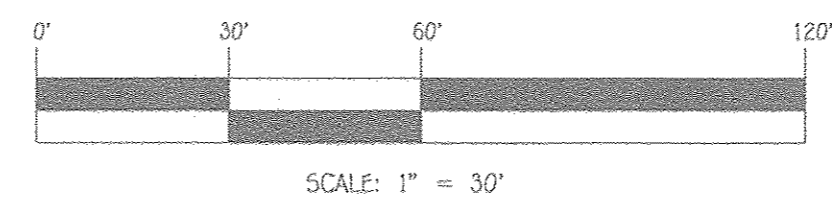
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
 U.S. DEPARTMENT OF AGRICULTURE NATIONAL RESOURCES CONSERVATION SERVICE 2011  
 MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION

**LEGEND**

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WB	WETLANDS BUFFER
WL	WETLANDS LIMITS
FP	FLOODPLAIN LIMITS



Fyl (Crad & Kent)  
 With the WUP SCD  
 asked that they  
 remove the SEC from  
 the steep slopes.  
 These don't meet regulated  
 thresholds however.



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. 20718, Expiration Date 2-22-19.  
 ALDO M. VIUCCI, P.E.  
 DATE: 4/9/18

**EROSION & SEDIMENT CONTROL PLAN**  
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