

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS, DEMOLITION AND SOILS PLAN
3	ENVIRONMENTAL CONCEPT PLAN
4	CONCEPTUAL GRADING, SEDIMENT & EROSION CONTROL PLAN
5	STORMWATER MANAGEMENT NOTES AND DETAILS SHEET

Approved: Department Of Planning And Zoning
 Chief, Development Engineering Division JP 9-27-19 Date
 Chief, Division Of Land Development 9-27-19 Date
 JPK

ENVIRONMENTAL CONCEPT PLAN

LAWYERS HILL OVERLOOK

LOTS 1 THRU 17, OPEN SPACE LOTS 18 AND 19

ZONING: R-ED (RESIDENTIAL: ENVIRONMENTAL DEVELOPMENT) DISTRICT

TAX MAP No. 32 GRID No. 20 PARCEL No. 13

FIRST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

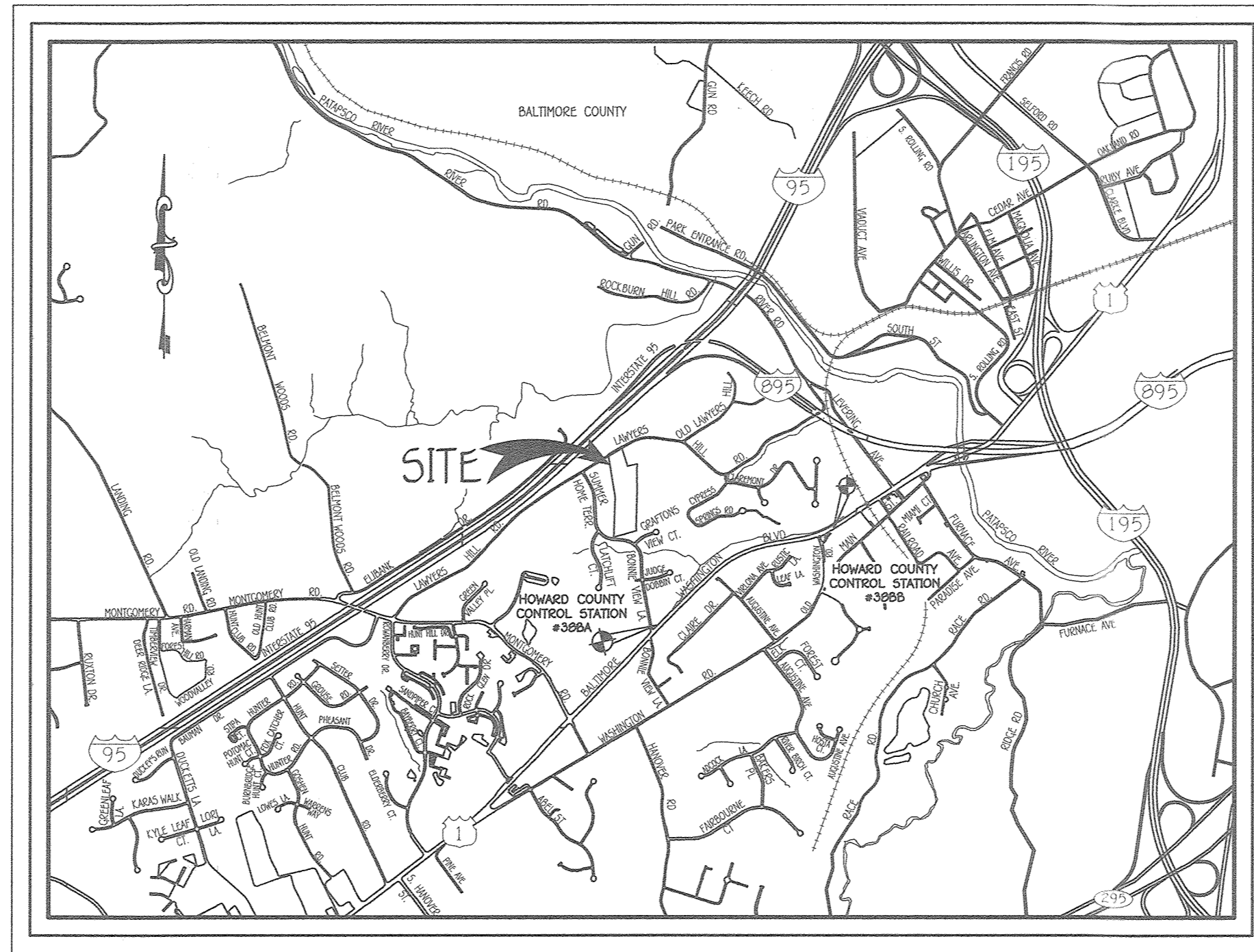
LEGEND	
SYMBOL	DESCRIPTION
-----	EXISTING CONTOUR 2' INTERVAL
-----	EXISTING CONTOUR 10' INTERVAL
-----	PROPOSED CONTOUR 10' INTERVAL
-----	PROPOSED CONTOUR 2' INTERVAL
x362.2	SPOT ELEVATION
10' 50'	EXISTING STORM DRAIN
12" RCP	PROPOSED STORM DRAIN PIPE
EX. FH.	EXISTING WATER LINE
8" S.	EXISTING SEWER LINE
8" S.	PROPOSED SEWER
8" W.	PROPOSED WATER
[Cross-hatch]	BUILDING AND DRIVES TO BE DEMOLISHED
[Diagonal lines]	PROPOSED PAVING
[Diagonal lines]	PROPOSED SIDEWALKS
[Stippled]	DENOTES EXISTING FOREST TO BE REMOVED
[Stippled]	FOREST CONSERVATION EASEMENT (RETENTION)
[Stippled]	FOREST CONSERVATION EASEMENT (REFORESTATION)
---	LIMIT OF DISTURBANCE
SSF	SUPER SILT FENCE
SF	SILT FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRAINAGE DIVIDE
---	DRYWELL (M-5)-TYPICAL
---	SOIL LINES AND TYPES
[Triangle]	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
[Circle]	DENOTES EXISTING TREES TO BE REMOVED
[Circle]	DENOTES EXISTING TREES TO REMAIN
[Circle]	CRITICAL ROOT ZONE
[Circle]	DENOTES 15%-24.9% SLOPES
[Circle]	DENOTES 25% AND GREATER SLOPE

SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 0.76 AC.±
- B. LIMIT OF DISTURBED AREA = 6.30 AC.±
- C. PRESENT ZONING DESIGNATION = R-ED
- D. PROPOSED USE: SINGLE FAMILY DETACHED HOUSING
- E. TOTAL NUMBER OF UNITS PROPOSED: 17 UNITS
- F. OPEN SPACE TABULATION SEE TABULATION SUMMARY THIS SHEET.
- G. RECREATIONAL OPEN SPACE SEE TABULATION SUMMARY THIS SHEET.
- H. BUILDING COVERAGE OF SITE: 0.91 AC.± OR 0.10%
- I. NO PREVIOUS HOWARD COUNTY FILES
- J. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE: 0.0 AC.
- K. TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.00 AC.
- L. NET TRACT AREA = 0.76 AC.±
- (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA)
- (0.76 AC. - (0.0 AC. + 0.00 AC.)) = 0.76 AC.±
- M. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) LOCATED ON SITE = 0.5 AC.±
- N. TOTAL FOREST: 6.69 AC.±
- O. TOTAL GREEN OPEN AREA = 6.86 AC.±
- P. TOTAL IMPERVIOUS AREA = 1.90 AC.±
- Q. AREA OF ERODIBLE SOILS = 1.36 AC.±

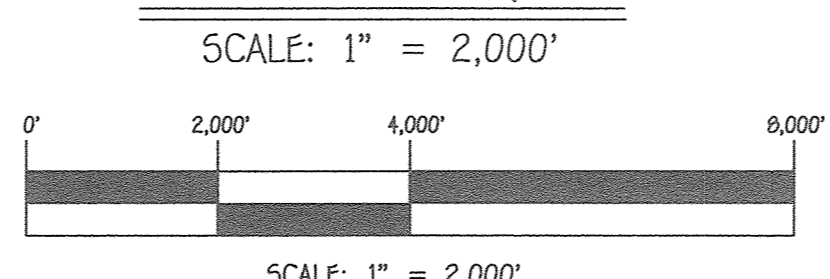
GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED R-ED (PER 10/06/13 COMPREHENSIVE ZONING PLAN).
2. BOUNDARY IS BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER ON OR ABOUT FEBRUARY, 2018.
3. CONTOURS ARE BASED ON A TOPOGRAPHIC FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, ON OR ABOUT FEBRUARY, 2018.
4. COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 388A AND NO. 388B:
 HOWARD COUNTY MONUMENT NO. 388A N 562,553.31 E 1,390,967.96 ELEV. 166.74
 HOWARD COUNTY MONUMENT NO. 388B N 564,007.65 E 1,393,649.93 ELEV. 63.65
5. STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. SEE SWM NARRATIVE THIS SHEET.
6. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED FOR THIS PROJECT.
7. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
8. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
9. LANDSCAPING WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT.
10. FOREST CONSERVATION WILL BE ADDRESSED AT THE FINAL PLAN STAGE OF THIS PROJECT.
11. 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 PRELIMINARY EQUIVALENT SKETCH PLAN AND FINAL PLAN STAGE. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
12. SOIL BORING INFORMATION WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT.
13. APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION OR SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. 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, SITE DEVELOPMENT PLAN, OR RED-LINE REVISION SUBMITTALS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THE PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.



HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 388A N 562,553.31 E 1,390,967.96 ELEVATION: 166.74
 HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 388B N 564,007.65 E 1,393,649.93 ELEVATION: 63.65
 REFER TO HOWARD CO. ADC MAP 29-08 & 35-61

VICINITY MAP



SWM NARRATIVE

INTRODUCTION:
 THIS REPORT WILL DEMONSTRATE HOW THE CRITERIA SET FORTH IN THE MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II (EFFECTIVE OCTOBER 2002, REVISED MAY 2009) WILL BE SATISFIED FOR THESE LOTS. THE GOAL OF CREATING HYDROLOGY SIMILAR TO THAT OF "WOODS IN GOOD CONDITION" WILL BE ACCOMPLISHED THROUGH THE USE OF MICRO BIO-RETENTION FACILITIES, BIO-RETENTION FACILITIES, AND DRYWELLS, AS SUGGESTED WITHIN CHAPTER 5 OF PREVIOUSLY MENTIONED MANUAL. THE ACHIEVEMENT OF THIS GOAL WILL REMOVE THE REQUIREMENT OF PROVIDING CHANNEL PROTECTION VOLUME.

GENERAL SITE CONDITIONS:
 THE LAWYERS HILL OVERLOOK PROJECT IS ZONED R-ED AND LOCATED ON TAX MAP 32, PARCEL NO. 13 OF THE HOWARD COUNTY, MARYLAND TAX MAP DATABASE SYSTEM. THIS PROPERTY CONSISTS OF 0.76 ACRES OF WHICH NO ACRES ARE ENCUMBERED WITH A PRESERVATION EASEMENT DEDICATED TO HOWARD COUNTY MARYLAND AGRICULTURAL LAND PRESERVATION PROGRAM. THE LAWYERS HILL OVERLOOK PROJECT HAS FRONTAGE ON LAWYERS HILL ROAD TO THE NORTH WITH THE REAR OF THE PROPERTY ADJOINING OPEN SPACE LOT 63, THE GABLES AT LAWYERS HILL WHICH HAS FRONTAGE ON SUMMER HOME TERRACE.
 THE FIELD RUN TOPOGRAPHIC SURVEY OF THE SITE INDICATES VARYING SLOPES ACROSS THE PROPERTY WITH A CENTRALLY LOCATED HIGH POINT CREATING TWO DISTINCT DRAINAGE AREAS. THE NORTHERN TWO THIRDS OF THE WOODS SITE DISCHARGING TO A LOW POINT ON ADJACENT OPEN SPACE LOT 60, THE GABLES AT LAWYERS HILL WHERE AN EXISTING CULVERT DIRECTS THE OVERLAND FLOW UNDER LAWYERS HILL ROAD. THE REAR MORE STEEPLY WOODED THIRD OF THE SITE CONTAINS A LOW LYING WETLAND AREA CONTRIBUTING TO A STREAM BEGINNING ON THE PROPERTY, WHICH CONTINUES ON ADJACENT OPEN SPACE LOT 60, THE GABLES AT LAWYERS HILL WHERE AN EXISTING 18" STORM DRAIN CULVERT DIRECTS THE OVERLAND FLOW UNDER SUMMER HOME TERRACE. THE SITE PREDOMINATELY CONTAINS CLASS 'B' AND 'C' SOILS WITH A SMALL AREA OF ERODIBLE 'D' SOILS LOCATED NEAR THE AFOREMENTIONED LOW POINT ON ADJACENT OPEN SPACE LOT 60, THE GABLES AT LAWYERS HILL. THE SITE IS LOCATED IN THE PATAPSCO RIVER I. N BRANCH (02130906) WATERSHED.

- I. **NATURAL RESOURCE PROTECTION:**
 TO ENSURE THE PROTECTION OF NATURAL RESOURCES LOCATED ON THIS SITE, ALL BUFFERS WILL BE HONORED AND ALL IMPROVEMENT WILL BE LOCATED OUTSIDE OF ENVIRONMENTALLY SENSITIVE AREAS. THE DESIGN WILL REMOVE FOURTEEN SPECIMEN TREES IN ORDER TO PROPERLY TREAT STORMWATER RUNOFF ON-SITE.
- II. **MAINTENANCE OF NATURAL FLOW PATTERNS:**
 THE PROPOSED DEVELOPMENT IS DESIGNED WITH THE INTENT OF CREATING DRAINAGE DIVIDES SIMILAR TO THOSE OF THE NATURAL FLOW PATTERS IN THE PROJECT AREA.
- III. **REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN, ALTERNATIVE SURFACES AND NONSTRUCTURAL PRACTICES**
 THIS SITE PROPOSES THE MINIMUM IMPERVIOUS AREAS NECESSARY TO PROVIDE ADEQUATE ACCESS TO THE PROPOSED LOTS. ALL PROPOSED IMPERVIOUS SURFACES ARE RECEIVING TREATMENT THROUGH THE USE OF ESD STORMWATER MANAGEMENT FACILITIES.
- IV. **INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO STORMWATER STRATEGY:**
 SEDIMENT AND EROSION CONTROLS FOR THIS PROJECT HAVE BEEN DESIGNED UTILIZING THE STORMWATER MANAGEMENT DRAINAGE DIVIDES.
- V. **IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES TO THE MAXIMUM EXTENT PRACTICABLE (MEP)**
 THIS SUBMISSION PROPOSES ONE (F-6) BIO-RETENTION FACILITY, TWO (M-6) MICRO BIO-RETENTION FACILITIES AND SIX (M-5) DRYWELLS TO MEET AND EXCEED ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICABLE (ESD TO THE MEP).
- VI. **REQUEST FOR DESIGN MANUAL WAIVER:**
 NO WAIVERS ARE EXPECTED TO BE REQUESTED ON THIS PROJECT RELATING TO SWM REQUIREMENTS.

SOILS LEGEND			
SOIL	NAME	CLASS	Kw VALUE
CaB	Chillum loam, 2 to 5 percent slopes	C	0.37
ChB	Chillum-Russett loams, 2 to 5 percent slopes	C	0.31
ChC	Chillum-Russett loams, 5 to 10 percent slopes	C	0.32
JaB	Jackland silt loam, 3 to 8 percent slopes	D	0.43
LaB	Legore silt loam, 3 to 8 percent slopes	C	0.28
LaC	Legore silt loam, 8 to 15 percent slopes	C	0.28
RaC	Russett fine sandy loam, 5 to 10 percent slopes	C	0.24
RuC	Russett and Beltsville soils, 5 to 10 percent slopes	C	0.28
SrD	Sassafras and Croom soils, 10 to 15 percent slopes	B	0.32

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-3995



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. 21476, EXPIRATION DATE: 7/14/21
 Frank Havalanjan, I.
 7/25/19 Date

OWNERS
 EDMUND M. POLLARD & JOYCE E. ADCOCK
 6349 BASKET SWITCH ROAD
 NEWARK, MARYLAND 21841

DEVELOPER
 LAND DESIGN & DEVELOPMENT, INC.
 8318 FOREST STREET SUITE 200
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410-992-6400
 ATTN: MR. DONALD R. REUWER, JR.

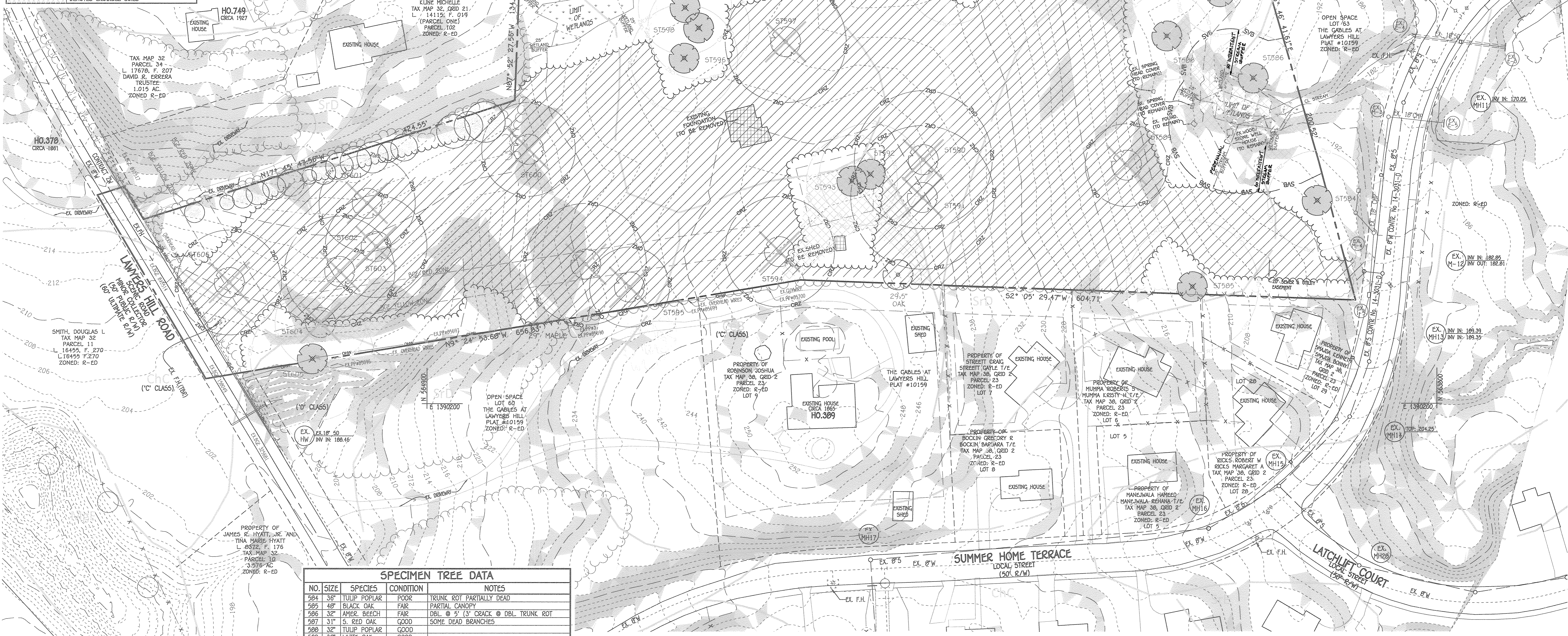
TITLE SHEET
LAWYERS HILL OVERLOOK
 LOTS 1 THRU 17 AND OPEN SPACE LOT 18
 5819 LAWYERS HILL ROAD

TAX MAP NO.: 32 GRID NO.: 20 PARCEL NO.: 13
 ZONED R-ED
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JULY 24, 2019
 SHEET 1 OF 5

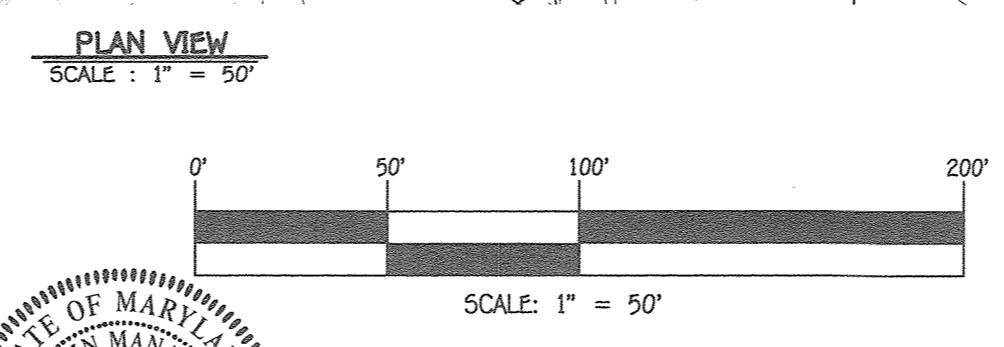
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	DENOTES EXISTING FOREST TO BE REMOVED
	EXISTING TREE LINE
	PROPOSED TREE LINE
	SOIL LINES AND TYPES
	DENOTES EXISTING TREES TO BE REMOVED
	DENOTES EXISTING TREES TO REMAIN
	CRITICAL ROOT ZONE
	DENOTES 15%-24.9% SLOPES
	DENOTES 25% AND GREATER SLOPE
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RaC	Russell fine sandy loam, 5 to 10 percent slopes	C	0.24
RuC	Russell and Beltsville soils, 5 to 10 percent slopes	C	0.28
SrD	Sassafras and Croom soils, 10 to 15 percent slopes	B	0.32

Approved: Department Of Planning And Zoning
 Chief, Development Engineering Division *[Signature]* 9-27-19 Date
 Chief, Division Of Land Development *[Signature]* 9-27-19 Date



SPECIMEN TREE DATA					
NO.	SIZE	SPECIES	CONDITION	NOTES	
584	36"	TULIP POPLAR	POOR	TRUNK ROT PARTIALLY DEAD	
585	48"	BLACK OAK	FAIR	PARTIAL CANOPY	
586	32"	AMER. BEECH	FAIR	DBL @ 5' (3' CRACK @ DBL TRUNK ROT	
587	31"	S. RED OAK	GOOD	SOME DEAD BRANCHES	
588	32"	TULIP POPLAR	GOOD		
589	36"	WHITE OAK	GOOD		
590	50"	WHITE OAK	FAIR	ENGLISH IVY VINE & METAL CABLE IN TRUNK	
591	52"	S. RED OAK	FAIR	MANY VINES/PARTIAL CANOPY	
592	37"	WHITE OAK	GOOD		
593	33"	S. RED OAK	GOOD		
594	40"	WHITE OAK	FAIR	SOME DEAD BRANCHES	
595	36"	TULIP POPLAR	GOOD		
596	39"	WHITE OAK	GOOD		
597	44"	BLACK OAK	FAIR	1/2 OF DBL./TRUNK ROT	
598	37"	WHITE OAK	GOOD		
599	34"	BLACK OAK	FAIR	VINES & CABLE THRU TRUNK @ 8'	
600	34"	RED MAPLE	FAIR	BROKEN BRANCH & VINES	
601	35"	TULIP POPLAR	GOOD	NO TAG JUST RIBBON	
602	37"	TULIP POPLAR	GOOD	NO TAG JUST RIBBON	
603	40"	TULIP POPLAR	GOOD	NO TAG JUST RIBBON	
604	33"	CHESTNUT OAK	GOOD	NO TAG JUST RIBBON	
605	45"	TULIP POPLAR	FAIR		
606	36"	TULIP POPLAR	GOOD		



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Frank Mavlanian, II
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 LOTS 1 THRU 17 AND OPEN SPACE LOT 18
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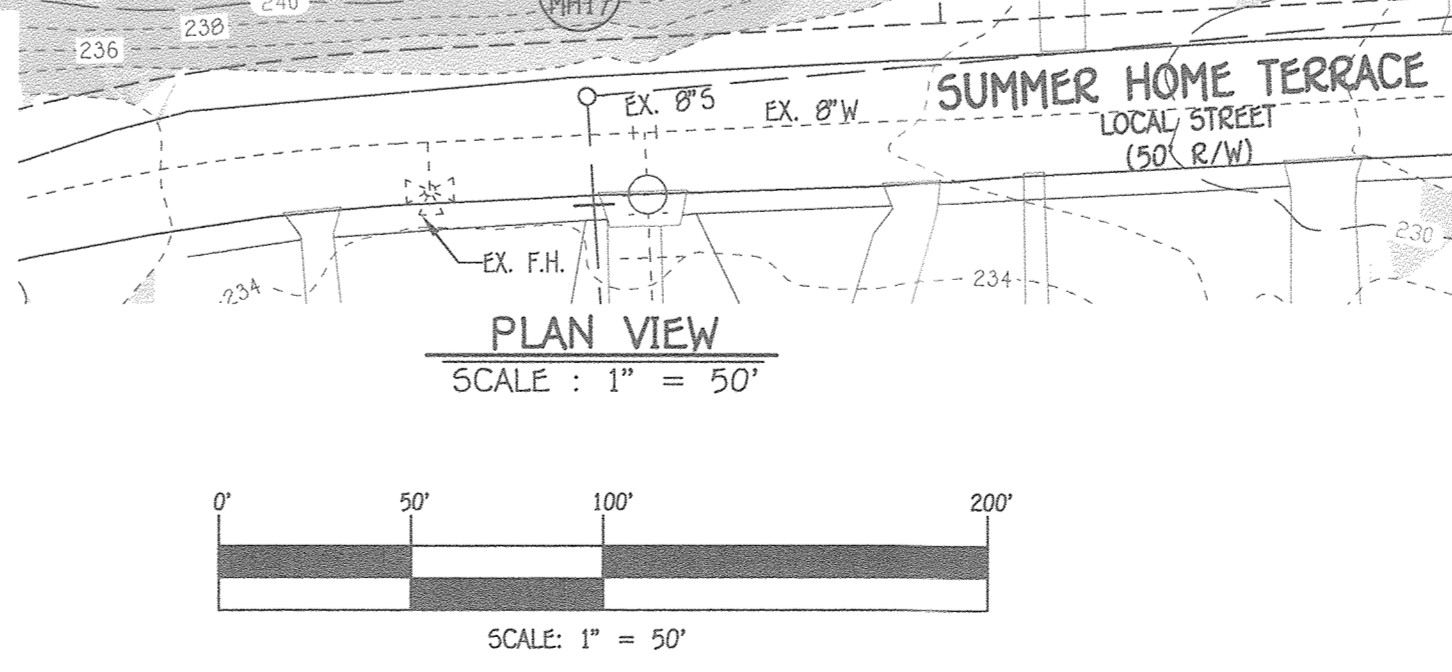
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SOILS LEGEND			
SOIL	NAME	CLASS	K _w VALUE
CeB	Chillum loam, 2 to 5 percent slopes	C	0.37
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LaB	Legare silt loam, 3 to 8 percent slopes	C	0.28
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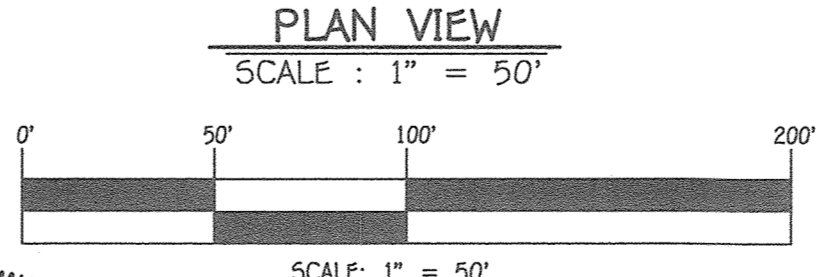
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 SHEET 3 OF 5
 ECP-18-054

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---	FOREST CONSERVATION EASEMENT (REFORESTATION)	---	
---	DENOTES ERODIBLE SOILS	---	

SEDIMENT CONTROL NOTES:
 1) BIO RETENTION FACILITIES MAY BE USED IN AN INTERIM CONDITION FOR SEDIMENT CONTROL.
 2) S.O.S.T. DETAILS WILL BE PROVIDED WITH FINAL DESIGN.



SPECIMEN TREE NOTE:
 CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM ADEQUATE PRE-, DURING AND POST CONSTRUCTION PRACTICES AND MEASURES AS DESCRIBED IN APPENDIX G OF THE LATEST HOWARD COUNTY FOREST CONSERVATION MANUAL WHEN WORKING IN THE VICINITY OF THE CRITICAL ROOT ZONE OF THE SPECIMEN TREES IDENTIFIED TO REMAIN WITHIN THIS PROJECT TO ENSURE SURVIVAL OF THE TREES.

PRELIMINARY GRADING AND SEDIMENT EROSION CONTROL PLAN
LAWYERS HILL OVERLOOK
 LOTS 1 THRU 17 AND OPEN SPACE LOT 18
 5019 LAWYERS HILL ROAD

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 Date: 7/23/19

OWNERS
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TAX MAP NO.: 32 GRID NO.: 20 PARCEL NO.: 13
 ZONED R-ED
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JULY 24, 2019
 SHEET 4 OF 5
ECP-10-054

INFILTRATION AND FILTER SYSTEM CONSTRUCTION SPECIFICATIONS

INFILTRATION AND FILTER SYSTEMS EITHER TAKE ADVANTAGE OF EXISTING PERMEABLE SOILS OR CREATE A PERMEABLE MEDIUM SUCH AS SAND FOR WC), AND RE V. IN SOME INSTANCES WHERE PERMEABILITY IS GREAT, THESE FACILITIES MAY BE USED FOR QP AS WELL. THE MOST COMMON SYSTEMS INCLUDE INFILTRATION TRENCHES, INFILTRATION BASINS, SAND FILTERS, AND ORGANIC FILTERS.

WHEN PROPERLY PLANTED, VEGETATION WILL THRIVE AND ENHANCE THE FUNCTIONING OF THESE SYSTEMS. FOR EXAMPLE, PRE-TREATMENT BUFFERS WILL TRAP SEDIMENTS THAT OFTEN ARE BOUND WITH PHOSPHOROUS AND METALS. VEGETATION PLANTED IN THE FACILITY WILL AID IN NUTRIENT UPTAKE AND WATER STORAGE. ADDITIONALLY, PLANT ROOTS WILL PROVIDE ARTICLES FOR STORMWATER TO PERMEATE SOIL FOR GROUNDWATER RECHARGE. FINALLY, SUCCESSFUL PLANTINGS PROVIDE AESTHETIC VALUE AND WILDLIFE HABITAT MAKING THESE FACILITIES MORE DESIRABLE TO THE PUBLIC.

DESIGN CONSTRAINTS:

- > PLANTING BUFFER STRIPS OF AT LEAST 20 FEET WILL CAUSE SEDIMENTS TO SETTLE OUT BEFORE REACHING THE FACILITY, THEREBY REDUCING THE POSSIBILITY OF CLOGGING.
- > DETERMINE AREAS THAT WILL BE SATURATED WITH WATER AND WATER TABLE DEPTH SO THAT APPROPRIATE PLANTS MAY BE SELECTED (HYDROLOGY WILL BE SIMILAR TO BIORETENTION FACILITIES, SEE FIGURE A.5 AND TABLE A.4 FOR PLANTING MATERIAL GUIDANCE).
- > PLANTS KNOWN TO SEND DOWN DEEP TAPROOTS SHOULD BE AVOIDED IN SYSTEMS WHERE FILTER FABRIC IS USED AS PART OF FACILITY DESIGN.
- > TEST SOIL CONDITIONS TO DETERMINE IF SOIL AMENDMENTS ARE NECESSARY.
- > PLANTS SHALL BE LOCATED SO THAT ACCESS IS POSSIBLE FOR STRUCTURE MAINTENANCE.
- > STABILIZE HEAVY FLOW AREAS WITH EROSION CONTROL MATS OR SOO.
- > TEMPORARILY DIVERT FLOWS FROM SEEDING AREAS UNTIL VEGETATION IS ESTABLISHED.
- > SEE TABLE A.5 FOR ADDITIONAL DESIGN CONSIDERATIONS.

BIO-RETENTION

SOIL BED CHARACTERISTICS
THE CHARACTERISTICS OF THE SOIL FOR THE BIORETENTION FACILITY ARE PERHAPS AS IMPORTANT AS THE FACILITY LOCATION, SIZE, AND TREATMENT VOLUME. THE SOIL MUST BE PERMEABLE ENOUGH TO ALLOW RUNOFF TO FILTER THROUGH THE MEDIA, WHILE HAVING CHARACTERISTICS SUITABLE TO PROMOTE AND SUSTAIN A ROBUST VEGETATIVE COVER CROP. IN ADDITION, MUCH OF THE NUTRIENT POLLUTANT UPTAKE (NITROGEN AND PHOSPHORUS) IS ACCOMPLISHED THROUGH ABSORPTION AND MICROBIAL ACTIVITY WITHIN THE SOIL PROFILE. THEREFORE, SOILS MUST BALANCE THEIR CHEMICAL AND PHYSICAL PROPERTIES TO SUPPORT BIOTIC COMMUNITIES ABOVE AND BELOW GROUND.

THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (SHOULD CONTAIN A MINIMUM 35 TO 60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 25% BY VOLUME (ENVIRONMENTAL QUALITY RESOURCES (EQ), 1996; ENGINEERING TECHNOLOGY INC. AND BIOHABITATS, INC. (ETAB), 1993). SOILS SHOULD FALL WITHIN THE SM, ML, SC CLASSIFICATIONS OR THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS), A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.57 FHR) IS REQUIRED (A CONSERVATIVE VALUE OF 0.5 FEET PER DAY IS USED FOR DESIGN). THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER. BRUSH OR OTHER NOXIOUS WEEDS (E.G., JOHNSON GRASS, MUGWORT, NUTSEDGE, AND CANADA THISTLE OR OTHER NOXIOUS WEEDS AS SPECIFIED UNDER COMAR 15.08.01.05.) SHOULD NOT BE PRESENT IN THE SOILS. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN 12 TO 18 LIFTS THAT ARE LOOSELY COMPACTED (TAMPED LIGHTLY WITH A BACKHOE BUCKET OR TRAVELLED BY DOZER TRACKS). THE SPECIFIC CHARACTERISTICS ARE PRESENTED IN TABLE A.3.

TABLE A.3 PLANTING SOIL CHARACTERISTICS

PARAMETER	VALUE
PH RANGE	5.2 TO 7.00
ORGANIC MATTER	1.5 TO 4.0% (BY WEIGHT)
MAGNESIUM	35 LBS. PER ACRE, MINIMUM
PHOSPHORUS (PHOSPHATE - P2O5)	75 LBS. PER ACRE, MINIMUM
POTASSIUM (POTASH - K2O)	85 LBS. PER ACRE, MINIMUM
SOLUBLE SALTS	500 PPM
CLAY	10 TO 25 %
SILT	30 TO 55 %
SAND	35 TO 60%

MULCH LAYER

THE MULCH LAYER PLAYS AN IMPORTANT ROLE IN THE PERFORMANCE OF THE BIORETENTION SYSTEM. THE MULCH LAYER HELPS MAINTAIN SOIL MOISTURE AND AVOIDS SURFACE SEALING, WHICH REDUCES PERMEABILITY. MULCH HELPS PREVENT EROSION, AND PROVIDES A MICROENVIRONMENT SUITABLE FOR SOIL BIOTA AT THE MULCH/SOIL INTERFACE. IT ALSO SERVES AS A PRETREATMENT LAYER, TRAPPING THE FINER SEDIMENTS, WHICH REMAIN SUSPENDED AFTER THE PRIMARY PRETREATMENT.

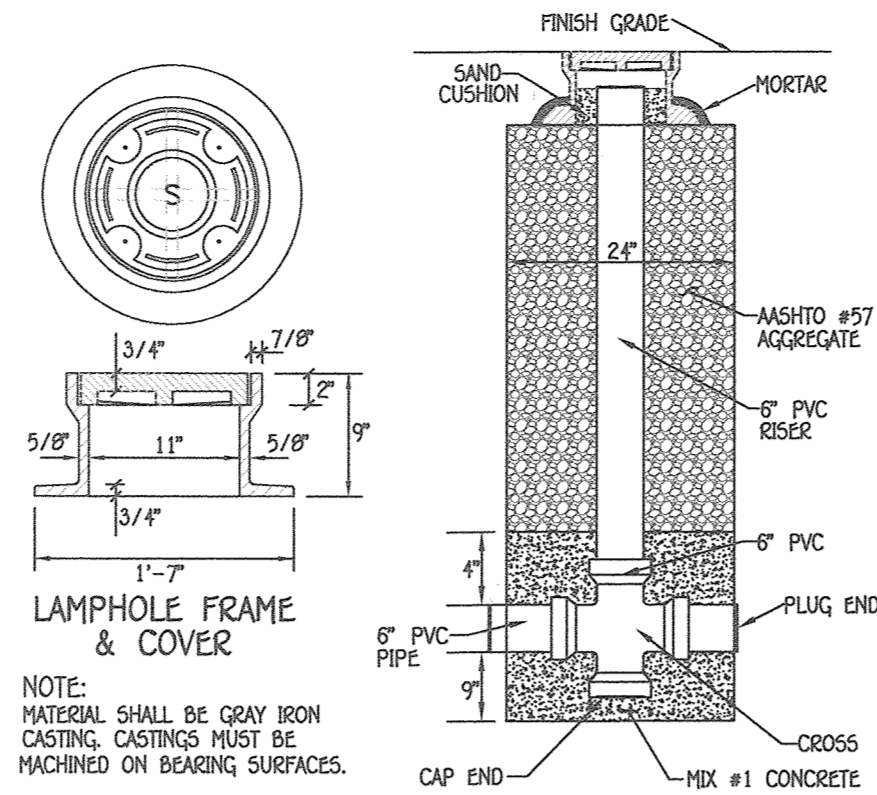
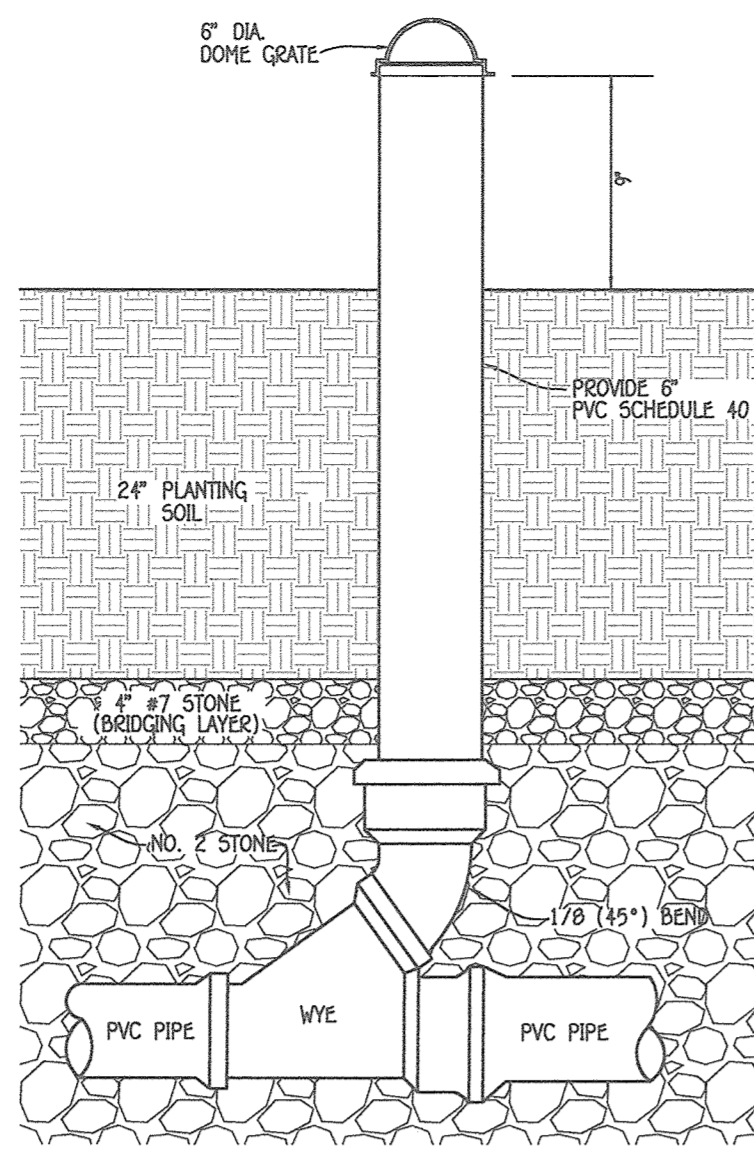
THE MULCH LAYER SHOULD BE STANDARD LANDSCAPE STYLE, SINGLE OR DOUBLE SHREDDED HARDWOOD MULCH OR CHIPS. THE MULCH LAYER SHOULD BE WELL AGED (STOCKPILED OR STORED FOR AT LEAST 12 MONTHS), UNIFORM IN COLOR, AND FREE OF OTHER MATERIALS, SUCH AS WEED SEEDS, SOIL, ROOTS, ETC. THE MULCH SHOULD BE APPLIED TO A MAXIMUM DEPTH OF THREE INCHES. GRASS CLIPPINGS SHOULD NOT BE USED AS A MULCH MATERIAL.

PLANTING GUIDANCE

PLANT MATERIAL SELECTION SHOULD BE BASED ON THE GOAL OF SIMULATING A TERRESTRIAL FORESTED COMMUNITY OF NATIVE SPECIES. BIORETENTION SIMULATES AN UPLAND-SPECIES ECOSYSTEM. THE COMMUNITY SHOULD BE DOMINATED BY TREES, BUT HAVE A DISTINCT COMMUNITY OF UNDERSTORY TREES, SHRUBS AND HERBACEOUS MATERIALS. BY CREATING A DIVERSE, DENSE PLANT COVER, A BIORETENTION FACILITY WILL BE ABLE TO TREAT STORMWATER RUNOFF AND WITHSTAND URBAN STRESSES FROM INSECTS, DISEASE, DROUGHT, TEMPERATURE, WIND, AND EXPOSURE. THE PROPER SELECTION AND INSTALLATION OF PLANT MATERIALS IS KEY TO A SUCCESSFUL SYSTEM. THERE ARE ESSENTIALLY THREE ZONES WITHIN A BIORETENTION FACILITY (FIGURE A.5). THE LOWEST ELEVATION SUPPORTS PLANT SPECIES ADAPTED TO STANDING AND FLUCTUATING WATER LEVELS. THE MIDDLE ELEVATION SUPPORTS PLANTS THAT LIKE DRIER SOIL CONDITIONS, BUT CAN STILL TOLERATE OCCASIONAL INUNDATION BY WATER. THE OUTER EDGE IS THE HIGHEST ELEVATION AND GENERALLY SUPPORTS PLANTS ADAPTED TO DRIER CONDITIONS. A SAMPLE OF APPROPRIATE PLANT MATERIALS FOR BIORETENTION FACILITIES ARE INCLUDED IN TABLE A.4. THE LAYOUT OF PLANT MATERIAL SHOULD BE FLEXIBLE, BUT SHOULD FOLLOW THE GENERAL PRINCIPALS DESCRIBED IN TABLE A.5. THE OBJECTIVE IS TO HAVE A SYSTEM, WHICH RESEMBLES A RANDOM, AND NATURAL PLANT LAYOUT, WHILE MAINTAINING OPTIMAL CONDITIONS FOR PLANT ESTABLISHMENT AND GROWTH. FOR A MORE EXTENSIVE BIORETENTION PLAN, CONSULT ETAB, 1993 OR CLAYTOR AND SCHUELER, 1997.

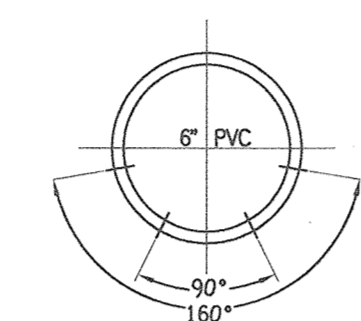
Table B.4. Materials Specifications for Micro-Bio-retention, Rain Gardens & Landscape Infiltration

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific. USDA soil types loamy sand or sandy loam; clay content <5%
Planting soil (2' to 4' deep)	loamy sand 60-80% compost 35-40% sandy loam 30% coarse sand 30%		
Organic Content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum
Pea gravel diaphragm	pea gravel: ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration basins)	ASHTO M-43	No. 57 or No. Aggregate (3/8" to 3/4")	
Underdrain piping	# 758, Type PS 28 or ASHTO M-278	4" to 6" rigid schedule 40 PVC or 50R35	Slotted or perforated pipe: 3/8" perft. @ 6" on center. 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3, f = 3500 psi 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using precast approved stone or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 308.6R9; vertical loading 1H-10 or H-20; allowable horizontal loading (based on soil pressures); and analysis of potential cracking	n/a	
Sand	ASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (ASHTO #10) are not acceptable. No calcium carbonate or dolomitic sand substitutions are acceptable. No track dust can be used for sand.



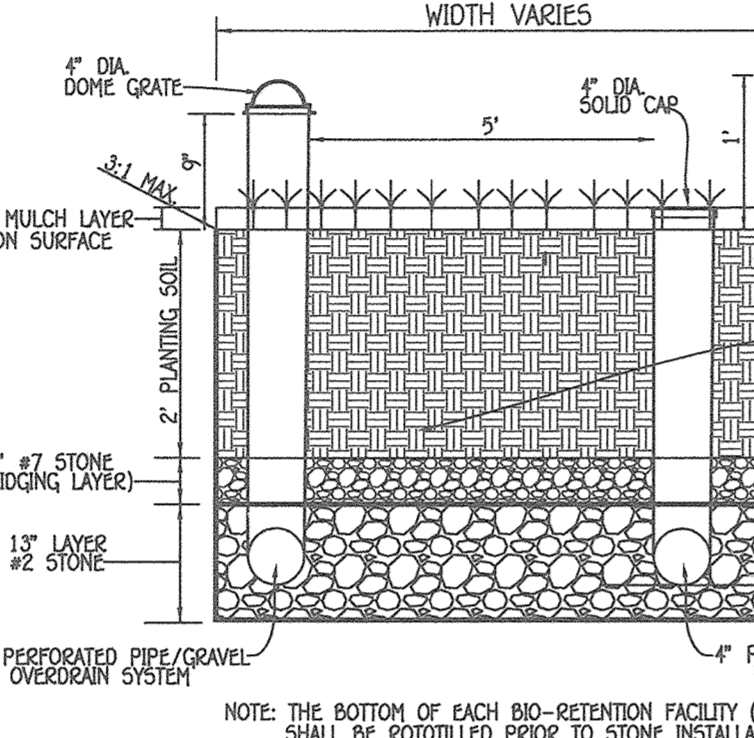
CLEANOUT/ WATER QUALITY SAMPLING PORT DETAIL

NOT TO SCALE



SCH40 PVC PERFORATED UNDERDRAIN PIPE DETAIL FOR HORIZONTAL DRAIN PIPE

NO TO SCALE

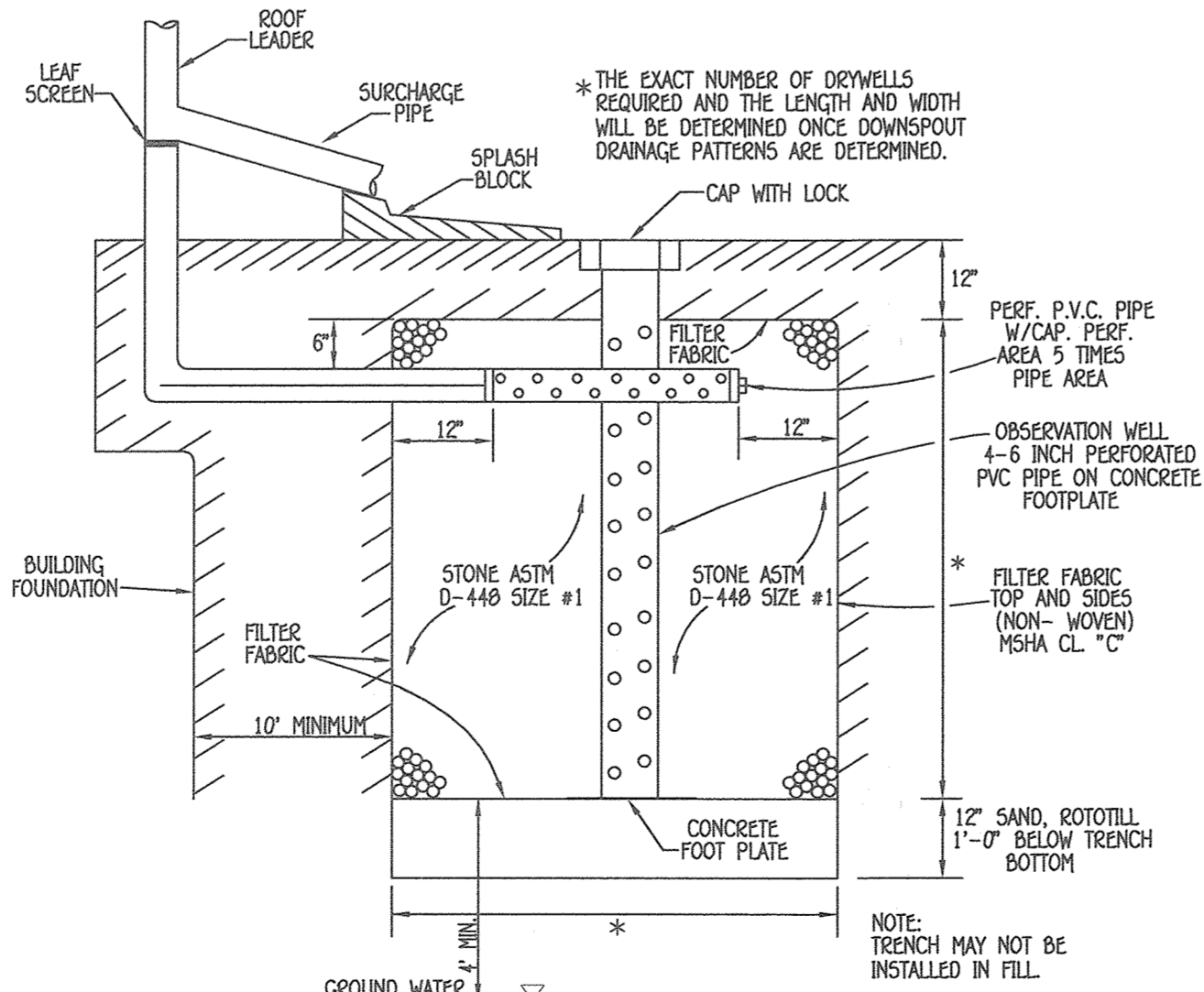


TYPICAL SECTION BIO-RETENTION FACILITY (F-6)

NO NOT SCALE

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 DRAINAGE.
- 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 TAKEN.
- E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- 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.



DRY WELL DETAIL (M-5)

NOT TO SCALE

STORMWATER MANAGEMENT NOTES

1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE 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 500 SQ. FT. OR LESS.
3. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH EXCEEDS 10 FEET.
4. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

OPERATION AND MAINTENANCE SCHEDULE FOR BIO-RETENTION AREAS (M-6) AND (F-6)

1. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. 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 DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
2. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDER BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
3. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
4. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

LOT NO.	#DOWNSPOUTS PER DRYWELL	AREA OF ROOF	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	DIMENSIONS OF DRYWELLS
LOT 1	2	1,666 SqFt	239 CuFt	308 CuFt	100%	100%	2	12' X 8' X 4'
LOT 2	2	1,798 SqFt	258 CuFt	308 CuFt	100%	100%	2	12' X 8' X 4'
LOT 3	2	1,798 SqFt	258 CuFt	308 CuFt	100%	100%	2	12' X 8' X 4'

AREA ID	LOCATION	DRAINAGE AREA SF.	% IMPERVIOUS	ESDv REQUIRED CuFt.	ESDv PROVIDED CuFt.	DRY WELLS M-5 (Y/N)	MICRO BIO-RETENTION M-6 (Y/N)	BIO-RETENTION F-6 (Y/N)
A	O.S. LOT 18	126,920	31.0%	4,732	4,953			
B	O.S. LOT 18	11,869	68.0%	885	891		Y M-6(2)	Y F-6(2)
C	O.S. LOT 18	20,295	40.0%	926	1,182		Y M-6(1)	
D	O.S. LOT 18	47,004	39.0%	2,140	2,314			Y F-6(1)
E	LOT 1	1,666	100%	239	308	Y		
F	LOT 2	1,798	100%	258	308	Y		
G	LOT 3	1,798	100%	258	308	Y		

GROSS AREA = 87.6 ACRES
 LOD = 6.30 ACRES
 RCN = 61.8
 TARGET Pe = 1.8'

STORMWATER MANAGEMENT DETAILS & NOTES

LAWYERS HILL OVERLOOK
 LOTS 1 THRU 17 AND OPEN SPACE LOT 18
 5819 LAWYERS HILL ROAD

TAX MAP NO.: 32 GRID NO.: 20 PARCEL NO.:13
 ZONED R-ED
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JULY 24, 2019
 SHEET 5 OF 5

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21142
 (410) 461 - 2955



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. 21476, EXPIRATION DATE: 7/14/21
 Frank Manalangan, II
 7/25/17
 Date

OWNERS
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