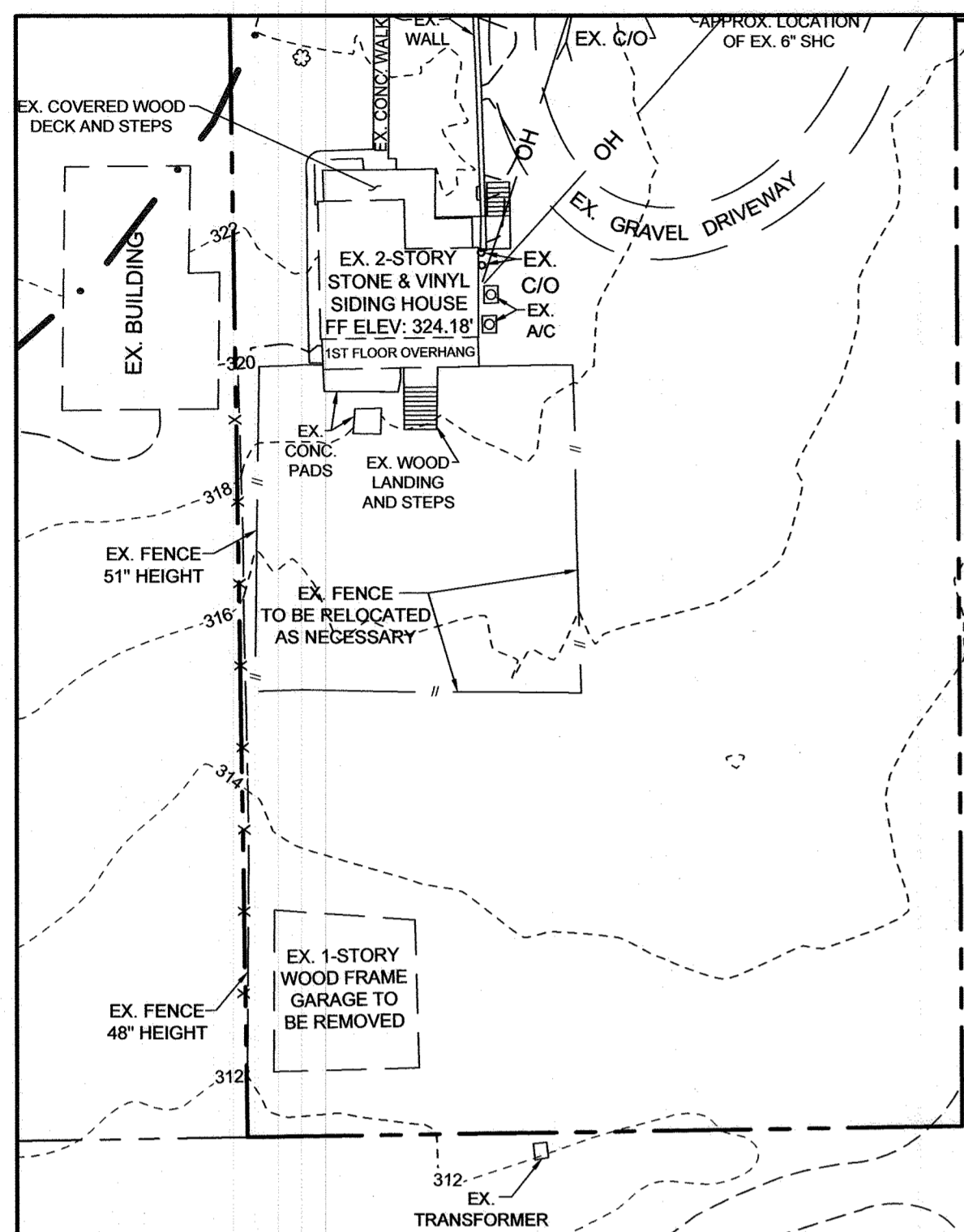
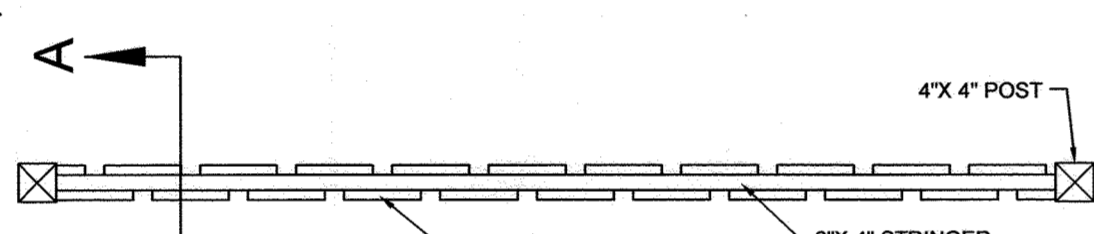


SOILS LEGEND			
SYMBOL	NAME/DESCRIPTION	GROUP	"K" FACTOR
CeB	CHILLUM LOAM, 2 TO 5 PERCENT SLOPES	C	0.24
SfB	SASSAFRAS GRAVELLY SANDY LOAM, 2 TO 5 PERCENT SLOPES	B	0.20

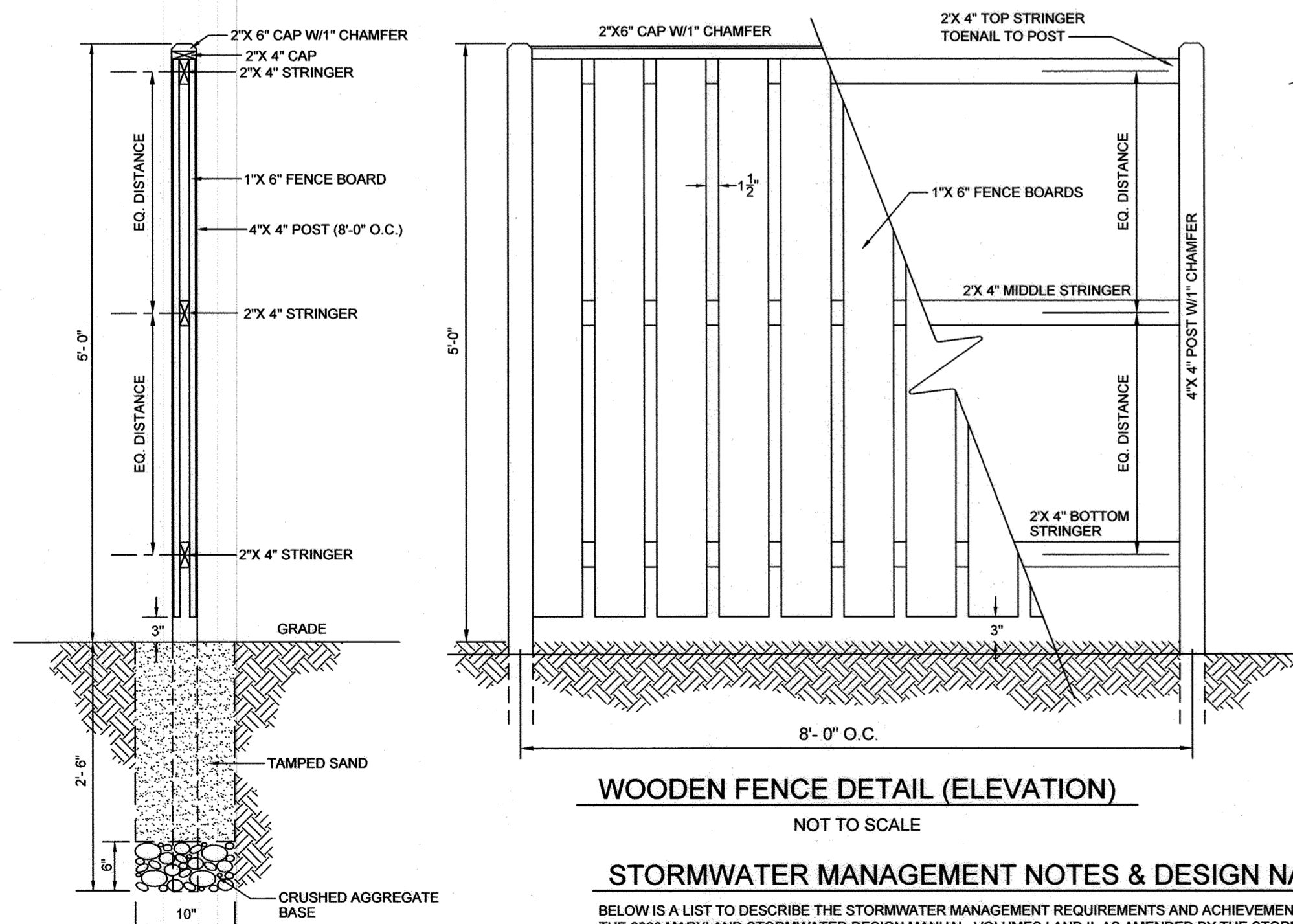
NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR "K" GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



DEMO PLAN VIEW
SCALE: 1"=30'



HORIZONTAL SECTION
NOT TO SCALE

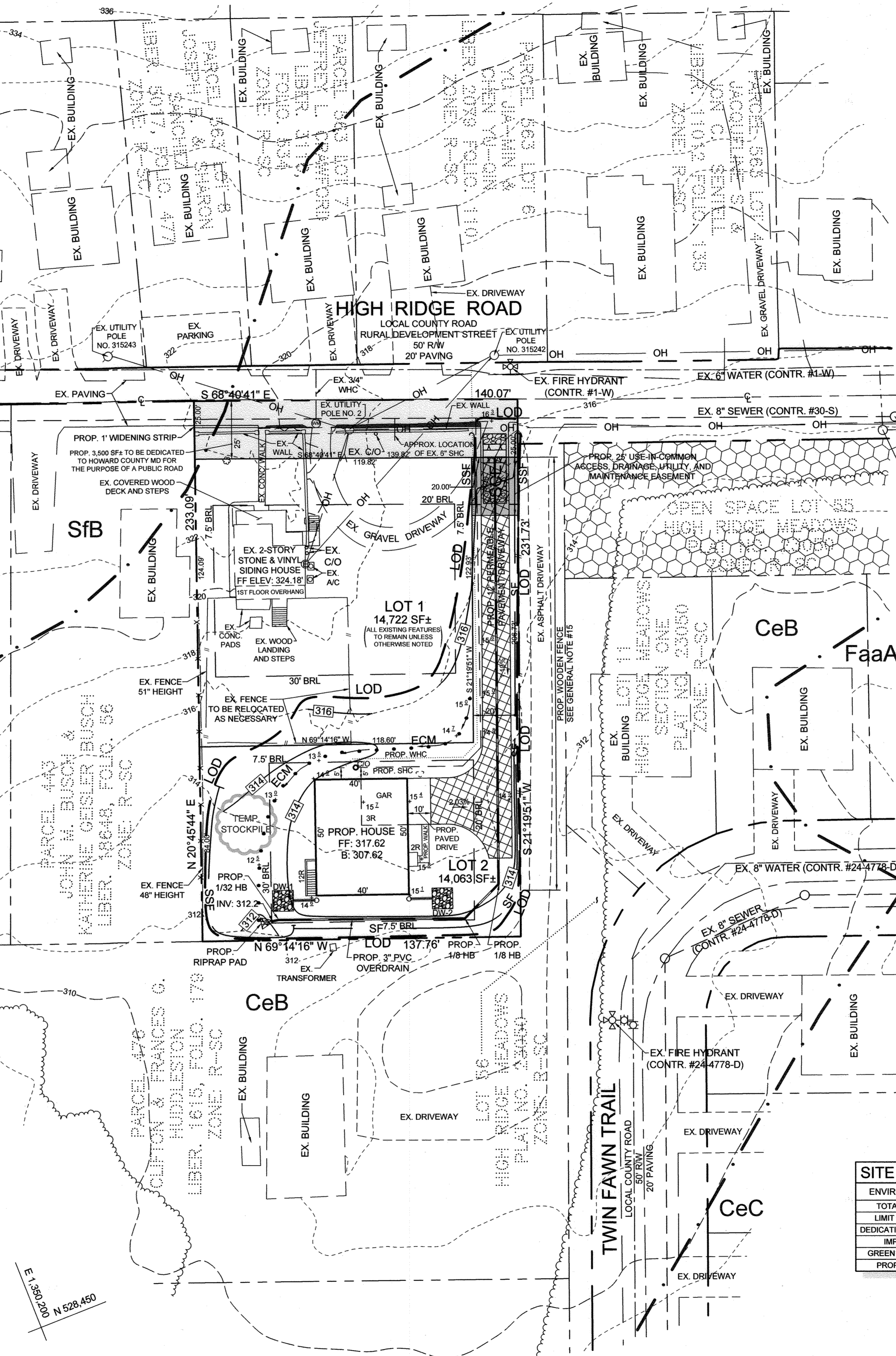


WOODEN FENCE DETAIL (ELEVATION)
NOT TO SCALE

STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

BELOW IS A LIST TO DESCRIBE THE STORMWATER MANAGEMENT REQUIREMENTS AND ACHIEVEMENTS FOR THE SITE PER THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II, AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007.

- THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THE PROPERTY. THERE ARE NO STREAMS OR WETLANDS OR THEIR ASSOCIATED BUFFERS LOCATED ON THE PROPERTY.
- NO STEEP SLOPES ARE PRESENT ON THE SUBJECT PROPERTIES.
- THE WILDLIFE AND HERITAGE SERVICE HAS NO OFFICIAL RECORDS FOR STATE OR FEDERAL LISTED, CANDIDATE, PROPOSED, OR RARE PLANT OR ANIMAL SPECIES WITHIN THE PROJECT AREA SHOWN ON THE MAP PROVIDED.
- AFTER DEVELOPMENT, 80% OF THE EXISTING GREEN SPACE WILL BE MAINTAINED, WITH AN ADDITIONAL 10% OF PERVIOUS PAVEMENT.
- NO CEMETERIES OR HISTORIC ELEMENTS ARE KNOWN TO OCCUR ON THE SUBJECT PROPERTY.
- THIS PROJECT IS SITUATED IN THE PATUXENT RIVER UPPER WATERSHED, WATERSHED BASIN NUMBER 021311040940.
- TO THE GREATEST EXTENT PRACTICABLE THE NATURAL FLOW PATTERNS OF THE SITE HAVE BEEN MAINTAINED.
- IMPERVIOUS AREAS HAVE BEEN REDUCED BY POSITIONING THE BUILDING AS CLOSE TO THE DRIVEWAY AS THE SETBACKS AND GRADES ALLOW.
- A STABILIZED CONSTRUCTION ENTRANCE, SILT FENCES AND SUPER SILT FENCES ARE USED AS SEDIMENT AND EROSION CONTROL.
- THE STORMWATER MANAGEMENT OBLIGATIONS FOR THESE PARCELS WILL BE MET BY THE USE OF DRYWELLS (M-5), AND PERVIOUS PAVEMENT (A-2).
- NO ALTERNATIVE COMPLIANCE PETITIONS OR DESIGN MANUAL WAIVERS WILL BE REQUESTED.



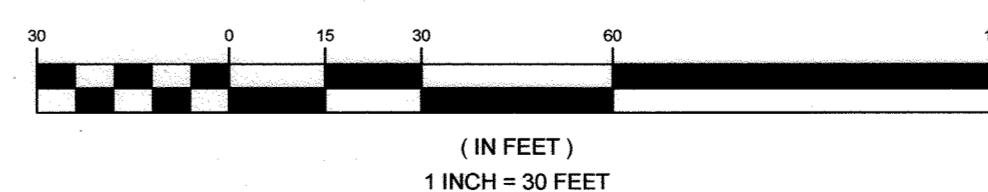
PLAN VIEW
SCALE: 1"=30'

LOT	P _o		ESD _v		RECHARGE		SWM PRACTICE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	DRY WELL (M-5)	PERVIOUS PAVEMENT (A-2)
2	1.9"	2.0"	701 CF	1,074 CF	N/A	N/A	2	202 LF
TOTALS	1.9"	2.0"	701 CF	1,074 CF	N/A	N/A	2	202 LF

SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	32,285 SQ FT±
LIMIT OF DISTURBANCE	16,061 SQ FT±
DEDICATION OF RIGHT OF WAY	3,500 SQ FT±
IMPERVIOUS AREA	7,467 SQ FT±
GREEN OPEN AREA (LAWN)	21,319 SQ FT±
PROPOSED SITE USES	RESIDENTIAL

GRAPHIC SCALE

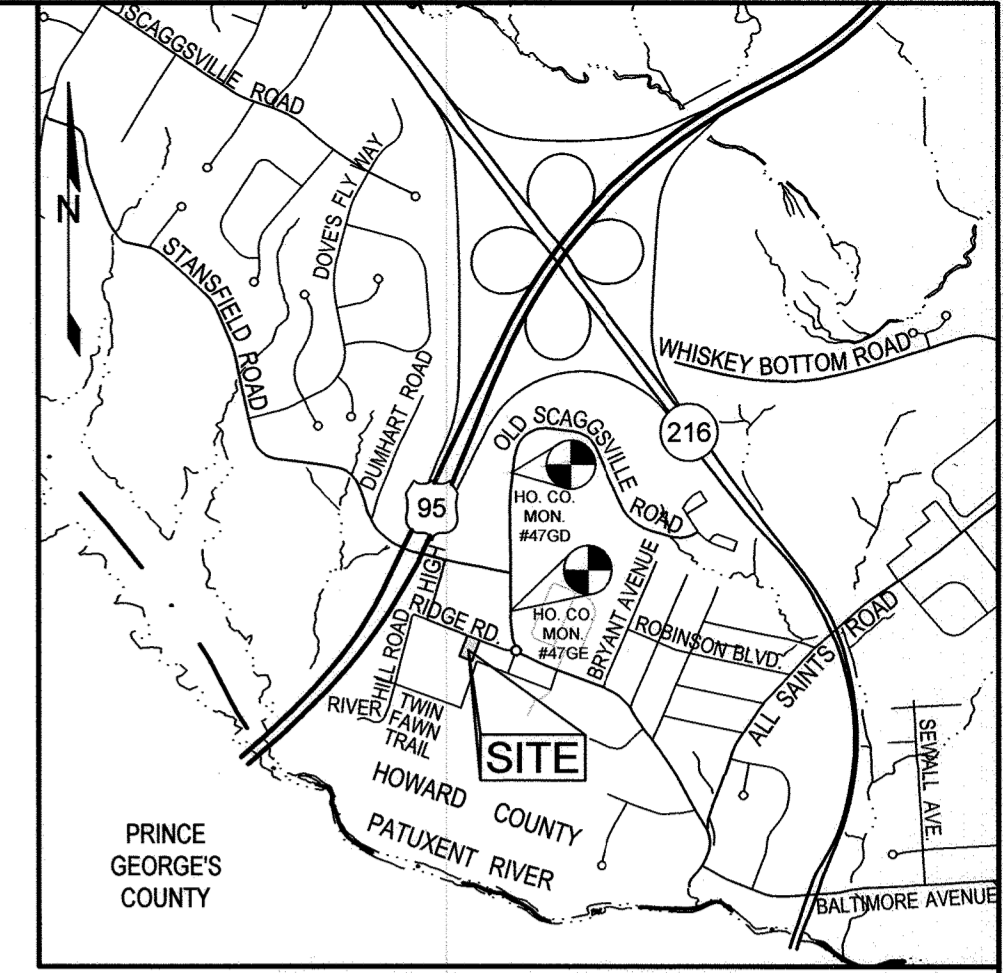


OWNER/DEVELOPER

LYNNELL MILLER
 10117 HIGH RIDGE ROAD
 LAUREL, MARYLAND 20723-1783
 (240) 315-1327

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING TREE
- EXISTING TREELINE
- EXISTING METAL FENCE
- EXISTING WOODEN FENCE
- PROPOSED WOODEN FENCE
- SOIL BOUNDARY
- LIMIT OF DISTURBANCE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED PERVIOUS PAVEMENT/PAVERS
- PROPOSED 25' TO BE DEDICATED TO HOWARD COUNTY MD FOR THE PURPOSE OF A PUBLIC ROAD
- PROPOSED 25' USE-IN-COMMON ACCESS, DRAINAGE UTILITY AND MAINTENANCE EASEMENT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT 4 (PLAT NO. 23050)
- SILT FENCE
- SUPER SILT FENCE
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED DRYWELL
- DIRECTION OF FLOW



BENCHMARKS				
STATION	NORTHING	EASTING	ELEVATION	DESCRIPTION
47GD	530,494.421	1,350,872.374	312.276 SFT	6' SOUTH OF FIRE HYDRANT IN FRONT OF 9028 OLD SCAGGSVILLE ROAD, 33.9' NORTH OF BGE POLE #315258, 0.2 MILES NORTH OF STANSFIELD ROAD.
47GE	529,044.936	1,350,855.028	335.744 SFT	55.8' SOUTH OF BGE POLE #375251, 19.8' NORTH OF WATER METER IN FRONT OF 9160 OLD SCAGGSVILLE ROAD, 380' NORTH OF TRAFFIC CIRCLE AT OLD SCAGGSVILLE ROAD AND HIGH RIDGE ROAD.

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-SC PER 10-06-2013 COMPREHENSIVE ZONING PLAN.
- PROPERTY ADDRESS: 10117 HIGH RIDGE ROAD, LAUREL, MARYLAND 20723-1783
- REFERENCE: LIBER 15610, FOLIO 00162
- PROJECT ACREAGE: 32,285 SF OR 0.741 AC.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: 30-S, 1-W, 24-4778-D
- PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE.
- THE COORDINATE SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODESIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83 (2011) UNAVORS, AS DETERMINED BY RTN OBSERVATIONS (SMARTNET NORTH AMERICA) IN DECEMBER OF 2021 WITH TIES TO LOCAL HOWARD COUNTY CONTROL STATIONS 47GE AND 47GD.
- THE BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY SEG LAND SURVEYING, LLC IN DECEMBER OF 2021.
- THE EXISTING TOPOGRAPHY SHOWN WITHIN THE DEVELOPED AREA IS BASED ON A FIELD RAIN TOPOGRAPHIC SURVEY PREPARED BY SEG LAND SURVEYING, LLC IN DECEMBER OF 2021. TOPOGRAPHY OUTSIDE THE DEVELOPED AREA IS BASED ON HOWARD COUNTY GIS FLOWN IN 2018.
- THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTORS SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTORS OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
- APPROVAL OF THIS EDCP DOES NOT CONSTITUTE APPROVALS OF SUBSEQUENT OR ASSOCIATED SITE DEVELOPMENT PLANS, SUBDIVISION PLANS, GRADING OR BUILDING PERMITS, PLAN REVISIONS OR FOREST CONSERVATION PLANS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL COMMENTS AS THE DEVELOPMENT PLAN PROGRESSES THROUGH THE PLAN REVIEW OR PERMIT APPLICATION PROCESS.
- PER THE HOWARD COUNTY FOREST CONSERVATION MANUAL, THIS SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS FOR THE FOLLOWING ACTIVITIES, AS DETAILED IN SECTION 16.1202(b)(1)(iv) OF THE COUNTY CODE. MINOR SUBDIVISIONS THAT CREATE ONE ADDITIONAL LOT AND HAVE NO FURTHER SUBDIVISION POTENTIAL.
- ALL EXISTING FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED ON THE PLAN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATION REQUIREMENTS.
- A PROPOSED SFT BOARD ON BOARD WOODEN FENCE WILL BE INSTALLED IN LIEU OF LANDSCAPING AT THIS PERIMETER TO SATISFY THE LANDSCAPE REQUIREMENTS ALONG THE EAST SIDE OF PIPESTEM ON LOT 2. SEE WOODEN FENCE DETAIL THIS SHEET.

MINIMUM LOT SIZE CHART			
LOT NUMBER	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	14,722 SF±	0 SF±	14,722 SF±
2	14,063 SF±	2,457 SF±	11,607 SF±

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	CONCEPTUAL GRADING AND SEDIMENT & EROSION CONTROL PLAN
2	CONCEPTUAL STORMWATER MANAGEMENT PLAN AND DRAINAGE AREA MAP

CONCEPTUAL GRADING AND SEDIMENT & EROSION CONTROL PLAN
MILLER PROPERTY
 10117 HIGH RIDGE ROAD
 ZONED R-SC
 TAX MAP 50 GRID 19
 8TH ELECTION DISTRICT
 PARCEL 471
 HOWARD COUNTY, MARYLAND

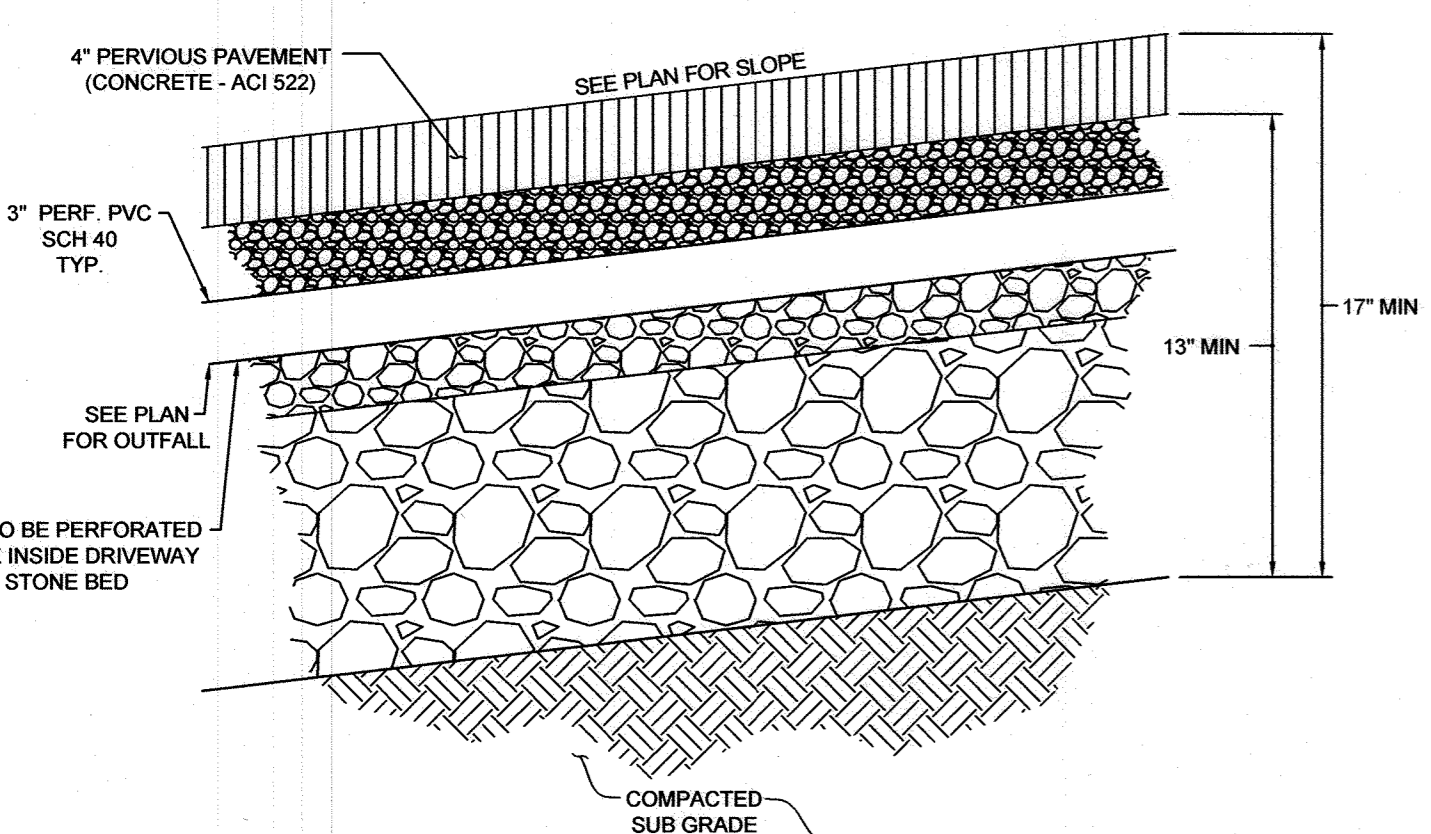
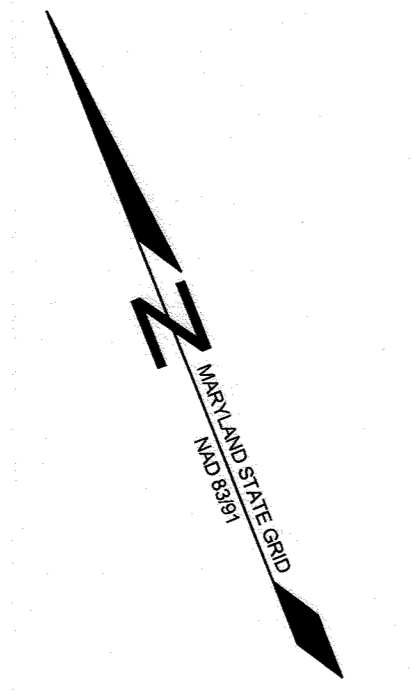
SILL ENGINEERING GROUP, LLC
 16005 Frederick Road, 2nd Floor
 Woodbine, Maryland 21797
 Phone: 443.335.9076
 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development

DESIGN BY: PS
 DRAWN BY: AC
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: FEBRUARY 10, 2022
 PROJECT #: 21-019
 SHEET #: 1 of 2

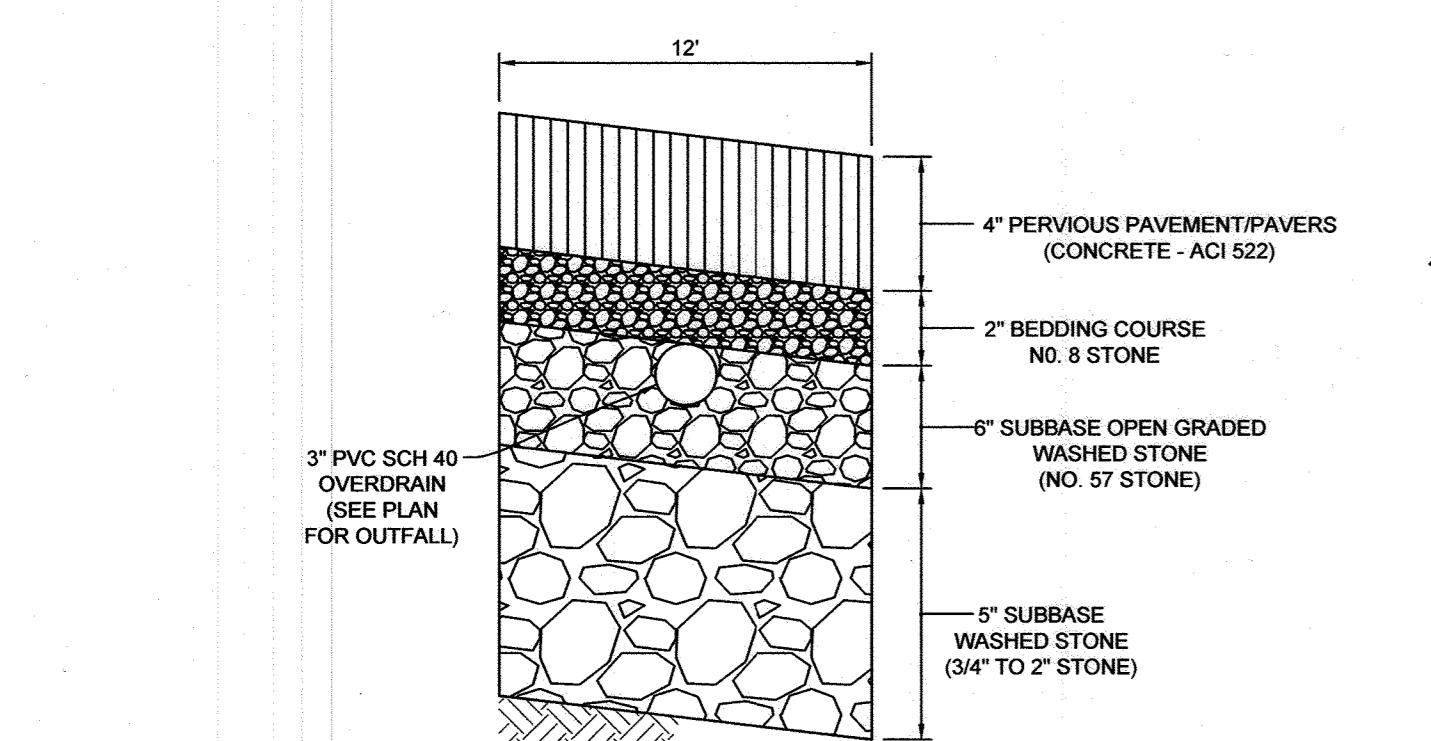
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 2/22/23
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 2/10/23

SOILS LEGEND			
SYMBOL	NAME/DESCRIPTION	GROUP	"K" FACTOR
CeB	CHILLUM LOAM, 2 TO 5 PERCENT SLOPES	C	0.24
SfB	SASSAFRAS GRAVELLY SANDY LOAM, 2 TO 5 PERCENT SLOPES	B	0.20

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR "K" GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



TYPICAL PROFILE
NOT TO SCALE



TYPICAL SECTION
NOT TO SCALE

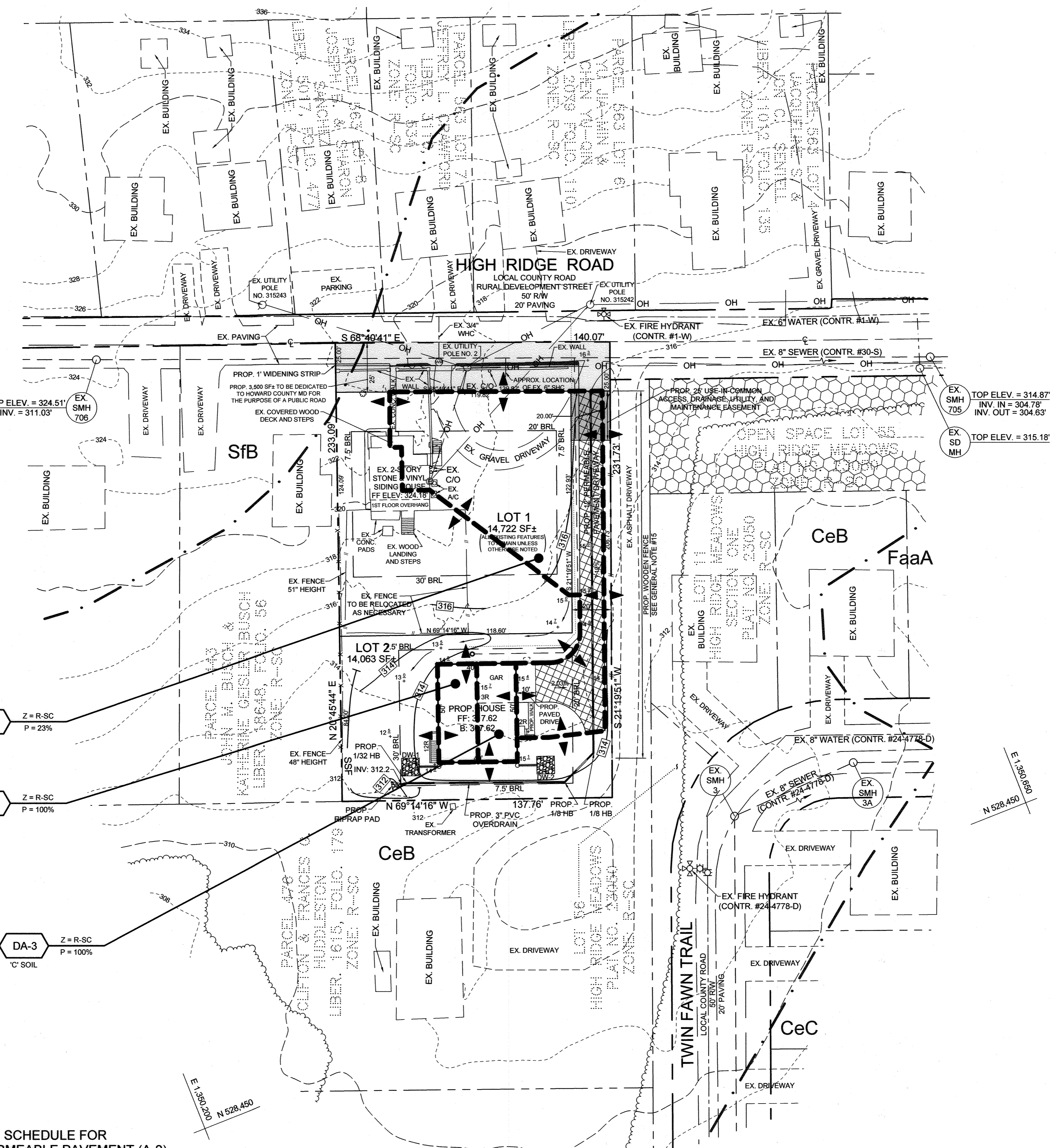
PERVIOUS PAVEMENT/PAVERS DETAILS
NOT TO SCALE

NOTE: ALL PERVIOUS PAVING AREAS ARE TO BE IN ACCORDANCE WITH ACI 522 SPECIFICATIONS. QUALIFIED PERSONNEL SHALL OVERSEE THE INSTALLATION OF THE PERVIOUS CONCRETE IN ACCORDANCE WITH THE ACI GUIDELINES FOR PERVIOUS CONCRETE.

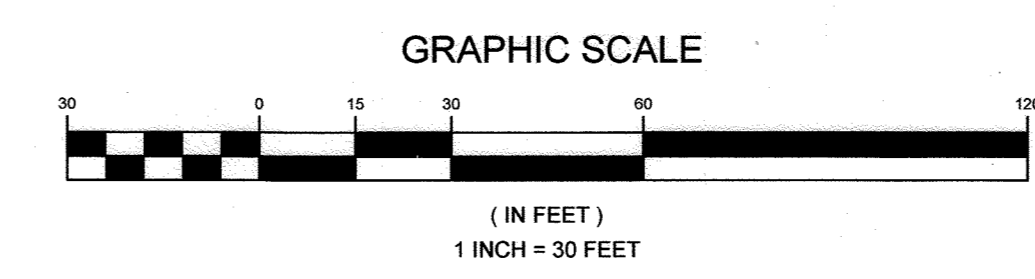
OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

- THE OWNER SHALL PERIODICALLY SWEEP (OR VACUUM POROUS CONCRETE PAVEMENT) THE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
- THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE.
- THE OWNER SHALL USE DEICERS IN MODERATION DEICERS SHOULD BE NON-TOXIC AND E APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRE TREATED SALT.
- THE OWNER SHALL ENSURE SNOW PLOWING IS PERFORMED CAREFULLY WITH BLADES SET ONE-INCH ABOVE THE SURFACE. PLOWED SNOW PILES AND SNOWMELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] DATE 2-22-23
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] DATE 2/16/23
 CHIEF, DIVISION OF LAND DEVELOPMENT



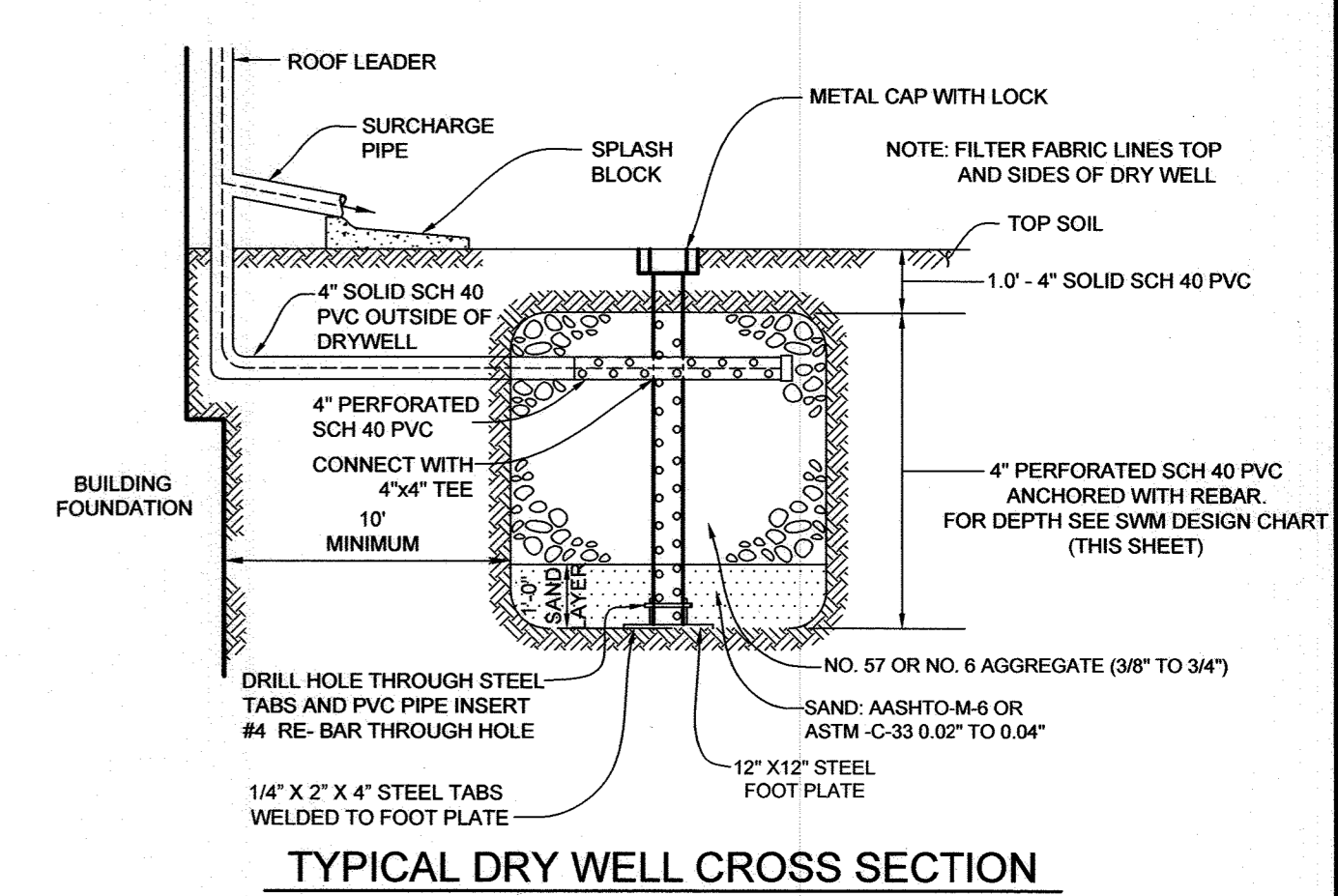
PLAN VIEW
SCALE: 1"=30'



OWNER/DEVELOPER
 LYNNELL MILLER
 10117 HIGH RIDGE ROAD
 LAUREL, MARYLAND 20723-1783
 (240) 315-1327

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING TREE
- EXISTING TREELINE
- EXISTING METAL FENCE
- EXISTING WOODEN FENCE
- PROPOSED WOODEN FENCE
- SOIL BOUNDARY
- LIMIT OF DISTURBANCE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED PERVIOUS PAVEMENT/PAVERS
- PROPOSED AREA TO BE DEDICATED TO HOWARD COUNTY MD FOR THE PURPOSE OF A PUBLIC ROAD
- PROPOSED 25' USE-IN-COMMON ACCESS DRAINAGE UTILITY AND MAINTENANCE EASEMENT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT 4 (PLAT NO. 23050)
- EXISTING DRAINAGE DIVIDE
- PROPOSED DRAINAGE DIVIDE
- ROOFTOP DISCONNECTS
- NON-ROOFTOP DISCONNECTS
- PROPOSED ROOF LEADER (4" PVC TYP. WITH DOWNSPOUT)
- PROPOSED DRYWELL
- DIRECTION OF FLOW



DRYWELL (M-5) DESIGN CHART

LOT	DRYWELL #	VOLUME REQUIRED	VOLUME PROVIDED	WELL SIZE
2	1	142 CF	162 CF	9'0" X 9'0" X 5'0" DEEP
2	2	142 CF	162 CF	9'0" X 9'0" X 5'0" DEEP

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

- THE MONITORING WELLS AND STRUCTURES SHALL BE INSPECTED ON A QUARTERLY BASIS AND AFTER EVERY LARGE STORM EVENT.
- WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS SHALL BE RECORDED OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
- A LOG BOOK SHALL BE MAINTAINED TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN THE 72 HOURS TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- 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.

CONCEPTUAL STORMWATER MANAGEMENT PLAN AND DRAINAGE AREA MAP MILLER PROPERTY

10117 HIGH RIDGE ROAD
 ZONED R-SC
 TAX MAP 50 GRID 19
 6TH ELECTION DISTRICT
 PARCEL 471
 HOWARD COUNTY, MARYLAND

	SILL ENGINEERING GROUP, LLC 16005 Frederick Road, 2nd Floor Woodbine, Maryland 21797 Phone: 443.325.5076 Fax: 410.696.2022 Email: info@sillengineering.com Civil Engineering for Land Development	DESIGN BY: PS
		DRAWN BY: AC
		CHECKED BY: PS
		SCALE: AS SHOWN
		DATE: FEBRUARY 10, 2022
		PROJECT #: 21-019
		SHEET #: 2 of 2

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. 32025, EXPIRATION DATE JUNE 20, 2023