

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

ENVIRONMENTAL CONCEPT PLAN

5037 DURHAM ROAD EAST

RESUBDIVISION OF BEAVERBROOK SECTION 3 BLOCK B LOT 14

LOTS 14, 15, AND 16

R-20 (RESIDENTIAL: SINGLE) DISTRICT

TAX MAP No. 30 GRID No. 13 PARCEL NO. 150

FIFTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 (PER 10/06/13 COMPREHENSIVE ZONING PLAN).
- BOUNDARY IS BASED ON G.S. A FIELD RUN SURVEY WILL BE PERFORMED BY FISHER, COLLINS & CARTER IN THE FINAL PLAN STAGE.
- CONTOURS ARE BASED ON G.S. A TOPOGRAPHIC FIELD RUN SURVEY WILL BE PERFORMED BY FISHER, COLLINS & CARTER IN THE FINAL PLAN STAGE.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
STATIONS NO. 300C AND NO. 30AB:
HOWARD COUNTY MONUMENT NO. 300C N 571,937.682 E 1,349,597.155 ELEV. 421.400'
HOWARD COUNTY MONUMENT NO. 30AB N 573,239.305 E 1,349,574.846 ELEV. 361.900'
- STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.O.E. STORM WATER DESIGN MANUAL VOLUMES I & II, REVISED 2009. THIS PLAN PROPOSES THE USE OF SIX (6) M-5 DRYWELLS AND ONE (1) AREA OF A-2 PERMEABLE PAVING.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED FOR THIS PROJECT.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- THERE ARE NO WETLANDS, STREAMS OR THEIR BUFFERS LOCATED WITHIN THE BOUNDARY OF THIS SITE.
- LANDSCAPING WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT.
- SOIL BORING INFORMATION WILL BE PROVIDED AT THE NEXT PLAN STAGE OF THIS PROJECT.
- 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 PROCESSES. 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. WE ARE AWARE OF THE FRONT TO BACK ORIENTATION ISSUE AND IT WILL BE RESOLVED AT THE NEXT PLAN SUBMITTAL PHASE.
- THE GROSS PROPERTY AREA FOR THIS SITE IS 1.7 ACRES.
- THIS LOT IS AN IN-FILL DEVELOPMENT. ADJACENT LOTS ARE ALL DEVELOPED.
- A PRE-SUBMISSION COMMUNITY MEETING WILL BE HELD AFTER THE ECP SUBMISSION FOR THIS PROJECT.
- FOREST CONSERVATION REQUIREMENTS FOR THIS PROPOSED SUBDIVISION WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT.
- PREVIOUSLY APPROVED PLANS: P606-06B, F-84-154, AND WATER AND SEWER CONTRACTS: 356-5, 127-W, 206-W&S.
- NO WAIVERS ARE EXPECTED TO BE REQUESTED ON THIS PROJECT RELATING TO SWM REQUIREMENTS.
- AN ALTERNATIVE COMPLIANCE WILL BE REQUIRED FOR REMOVAL OF SPECIMEN TREES

STORMWATER MANAGEMENT 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 FOR THIS PROJECT. THE GOAL OF CREATING HYDROLOGY SIMILAR TO THAT OF "WOODS IN GOOD CONDITION" WILL BE ACCOMPLISHED THROUGH THE USE OF M-5 DRY WELLS AND A-2 PERMEABLE PAVING 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 PROPERTY, LOCATED AT 5037 DURHAM ROAD IS ZONED R-20 AND LOCATED ON TAX MAP 30, PARCEL NO. 150 OF THE HOWARD COUNTY, MARYLAND TAX MAP DATABASE SYSTEM. IT IS LOCATED IN THE COLUMBIA AREA OF HOWARD COUNTY. THIS PROPERTY CONSISTS OF 1.71 ACRES AND IS RELATIVELY RECTANGULAR IN SHAPE. THE DURHAM PROPERTY PROJECT IS BORDERED BY RESIDENTIAL LOTS TO THE NORTH, EAST (P813-023) AND SOUTH. DURHAM ROAD BORDERS THIS PROPERTY TO THE WEST. THIS PROJECT PROPOSES THREE (3) LOTS INCLUDING TWO (2) PIPE STEM LOTS USING ONE SHARED DRIVEWAY FOR THE TWO (2) NEW LOTS. THE EXISTING BUILDINGS AND DRIVEWAY ON THIS PROPERTY ARE TO REMAIN. THE PROPERTY IS LOCATED WITHIN THE PATUXENT RIVER WATERSHED (02131105). THE SITE CURRENTLY DRAINS TO THE SOUTH EAST. THE RUNOFF FROM THE ROOFS AND DRIVEWAYS OF THE PROPOSED HOUSES WILL BE TREATED BY 7 (M-5) DRYWELLS AND A-2 PERMEABLE PAVING. THE WEB SOIL SURVEY SHOWS SOILS ON THE SITE CONSIST OF URBAN LAND COMPLEX (G19), TYPE "A" SOILS.

I. NATURAL RESOURCE PROTECTION:
NO WETLANDS, STREAMS, THEIR BUFFERS, STEEP SLOPES, FLOODPLAIN, OR FOREST EXIST ON-SITE. NO SPECIAL PROTECTION IS REQUIRED.

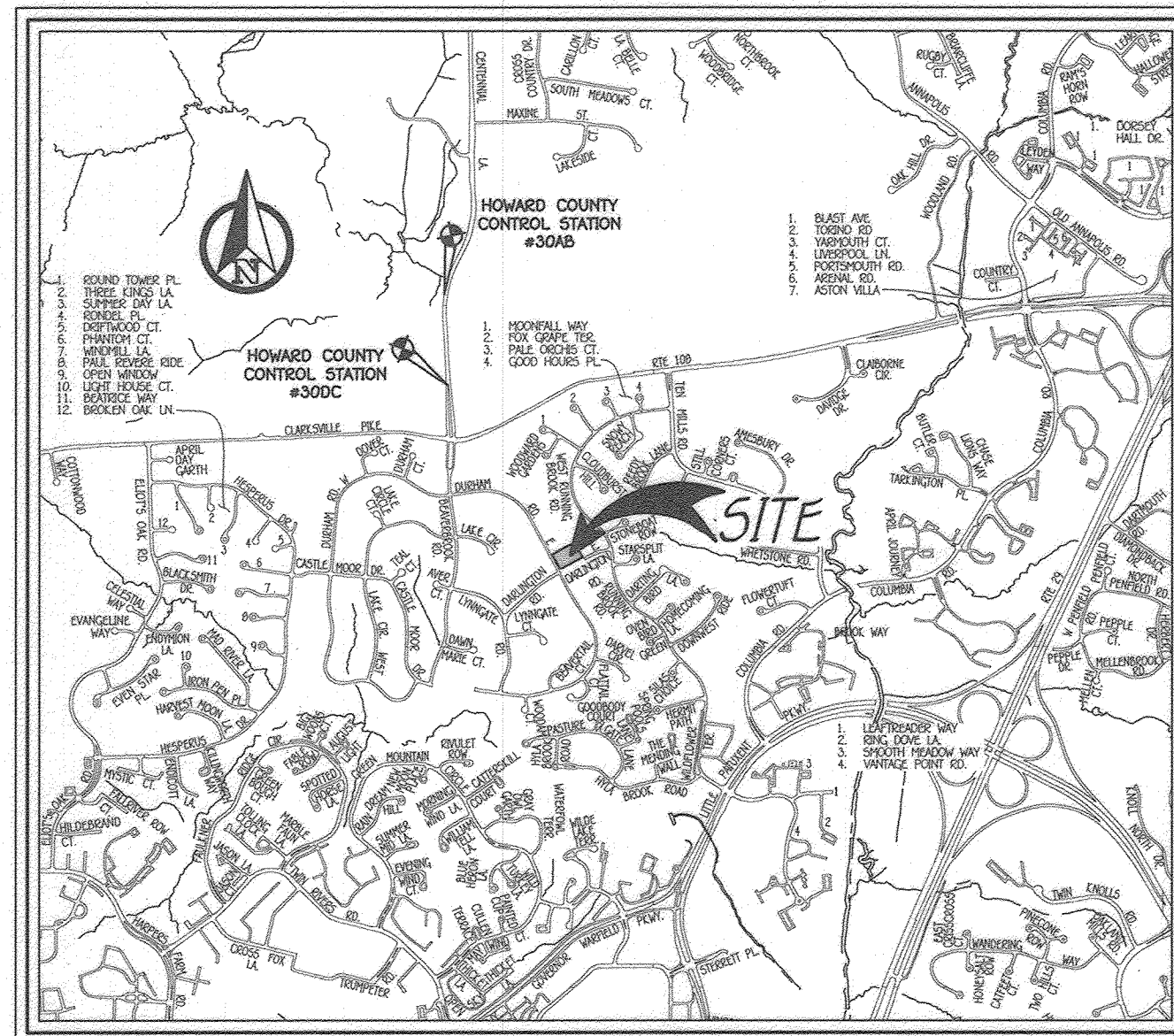
II. MAINTENANCE OF NATURAL FLOW PATTERNS:
ENVIRONMENTALLY SENSITIVE AREAS DO NOT EXIST ON-SITE.

III. REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN, ALTERNATIVE SURFACES AND NONSTRUCTURAL PRACTICES:
ONLY THE MINIMUM IMPERVIOUS AREAS HAVE BEEN PROPOSED TO ALLOW ADEQUATE ACCESS TO THE PROPOSED LOTS. THIS DESIGN PROVIDES ONLY A SINGLE SHARED DRIVEWAY FOR ACCESS TO THE TWO NEW LOTS.

IV. INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO STORMWATER STRATEGY:
THIS PROJECT UTILIZES M-5 DRY WELLS AND A-2 PERMEABLE PAVING IN LOCATIONS THAT WILL BE PROPERLY PROTECTED BY SEDIMENT CONTROL MEASURES.

V. IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES TO THE MAXIMUM EXTENT PRACTICABLE (MEP):
THIS SUBMISSION WILL PROPOSE SEVERAL CHAPTER 5 DEVICES TO MEET AND EXCEED ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICABLE (ESD TO THE MEP). ALL IMPERVIOUS AREAS WILL RECEIVE FULL TREATMENT.

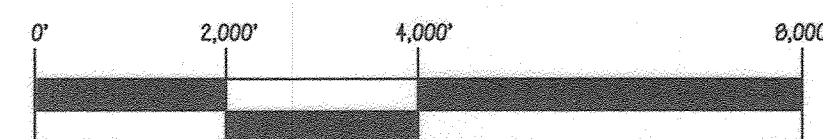
VI. REQUEST FOR DESIGN MANUAL WAIVER:
SEE GENERAL NOTES



HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 300C N 571,937.682 E 1,349,579.155 ELEVATION: 421.400'
HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 30AB N 573,239.305 E 1,349,574.846 ELEVATION: 361.900'
REFER TO HOWARD CO. ADC MAP 26-16

VICINITY MAP

SCALE: 1" = 2,000'



SCALE: 1" = 2,000'

SITE ANALYSIS DATA CHART

- | | |
|--|---|
| A. TOTAL AREA OF THIS SUBMISSION = | 1.7 AC. |
| B. LIMIT OF DISTURBED AREA = | 0.86 AC. |
| (SWM BASED ON LOD) | |
| C. PRESENT ZONING DESIGNATION = | R-20 (PER 10/06/2013 COMPREHENSIVE ZONING PLAN) |
| D. PROPOSED USE: MINOR RESIDENTIAL SUBDIVISION OF 3 SINGLE FAMILY DETACHED HOMES | |
| E. PREVIOUS HOWARD COUNTY FILES: PLAT L06 F68 | |
| F. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = | 0 AC. |
| G. TOTAL AREA OF SLOPES IN EXCESS OF 25% = | 0 AC. |
| H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = | 0 AC. |
| I. TOTAL AREA OF STREAM (INCLUDING BUFFER) = | 0 AC. |
| J. TOTAL AREA OF EXISTING FOREST = | 0 AC. |
| K. TOTAL AREA OF FOREST TO BE RETAINED = | 0 AC. |
| L. TOTAL AREA OF LOTS / BUILDABLE PARCELS = | 1.70 AC. |
| M. TOTAL GREEN OPEN AREA (PERVIOUS) = | 1.34 AC. |
| N. TOTAL IMPERVIOUS AREA (EXCLUDES EXISTING IMPERVIOUS) = | 0.23 AC. (WITHIN LOD) |
| O. TOTAL AREA OF ERODIBLE SOILS = | 0 AC. |

STORMWATER MANAGEMENT NOTES

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 500 SQ. FT. OR LESS.
- FINAL GRADING SHALL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTHORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2895

Approved: Department Of Planning And Zoning

 Chief, Development Engineering Division
 Date: 6/29/23

 Chief, Division Of Land Development
 Date: 6/29/23



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. 27020, EXPIRATION DATE: 01/25/24.

 PAUL G. CAVANAUGH
 DATE: JUNE 14, 2023

OWNER/DEVELOPER
BARRY MEHTA
5551 OAKLAND MILLS ROAD
COLUMBIA, MARYLAND 21045

5037 DURHAM ROAD EAST
RE-SUBDIVISION OF BEAVERBROOK SECTION THREE BLOCK B LOT 14
TAX MAP NO.: 30 LOTS: 14, 15 AND 16 PARCEL NO.: 150
ZONED R-20
FIFTH DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE, 2023
SHEET 1 OF 4

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EXISTING FENCE
x 44@.5	SPOT ELEVATION
18" 50	EXISTING STORM DRAIN
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING FENCE LINE
---	EXISTING PAVING
---	20' PUBLIC UTILITY EASEMENT
---	25' USE IN COMMON EASEMENT
---	LIMIT OF DISTURBANCE
SSP/TP	SUPER SILT FENCE/TREE PROTECTION FENCE
DF/TP	DIVERSION FENCE/TREE PROTECTION FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRAINAGE DIVIDE
---	PERMANENT SOIL STABILIZATION CONTROL MATTING
GhB	SOIL LINES AND TYPES
---	PROPOSED ROOF LEADER
---	A-2 PERMEABLE PAVING
---	AREA OF CRITICAL ROOT ZONE DISTURBANCE
---	PROPOSED R.O.W.
---	R.O.W. RESERVED FOR FUTURE ROAD

SPECIMEN TREES				
TREE #	DISCRPTION	C.R.Z. IMPACT	CONDITION	TO BE REMOVED
1	40' BLACK CHERRY	17%	GOOD	NO
2	45' SILVER MAPLE	25%	GOOD	NO
3	39' SILVER MAPLE	52%	GOOD	YES
8	41' WHITE PINE	14%	GOOD	NO
10	31' WHITE PINE	15%	GOOD	NO
11	33' SILVER MAPLE	20%	GOOD	NO
7	30' SILVER MAPLE	22%	GOOD	NO

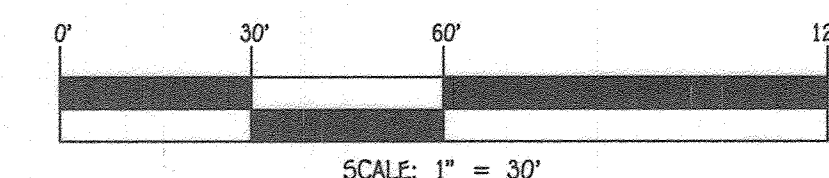
TREES 24"-30"				
TREE #	DISCRPTION	STATE CHAMPION TREE (IN DBH)	CONDITION	TO BE REMOVED
4	24' WHITE PINE	53.5"	GOOD	YES
5	26' NORWAY MAPLE	66.6"	GOOD	NO
6	23' RED MULBERRY	44.6"	FAIR	NO
9	29' WHITE PINE	53.5"	GOOD	NO
12	25' SILVER MAPLE	93.9"	POOR	NO

SOILS LEGEND			
SOIL	NAME	CLASS	K-VALUE
GfB	Gladstone-Urban Land Complex, 0 to 8 percent slopes	A	0.28

HOWARD COUNTY WEBSOILS SURVEY 05/08/19

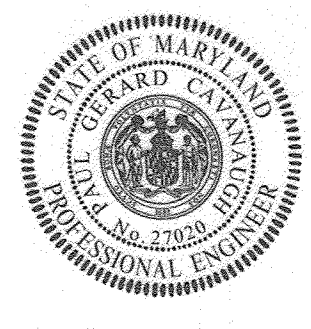


PLAN VIEW
SCALE: 1" = 30'



EXISTING CONDITIONS & DEMOLITION PLAN
5037 DURHAM ROAD EAST
 RE-SUBDIVISION OF BEAVERBROOK SECTION THREE BLOCK B LOT 14
 TAX MAP NO.: 30 LOTS: 14, 15 AND 16 PARCEL NO.: 150
 ZONED R-20
 FIFTH DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: JUNE, 2023
 SHEET 2 OF 4

OWNER/DEVELOPER
 BARRY MEHTA
 5551 OAKLAND MILLS ROAD
 COLUMBIA, MARYLAND 21045



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 PAUL G. CAVANAUGH
 JUNE 14, 2023

Approved: Department Of Planning And Zoning
 Chief, Development Engineering Division
 Chief, Division Of Land Development

6/29/23
 6/22/23

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE, SUITE 1000 - 10272 BALTIMORE NATIONAL PIKE
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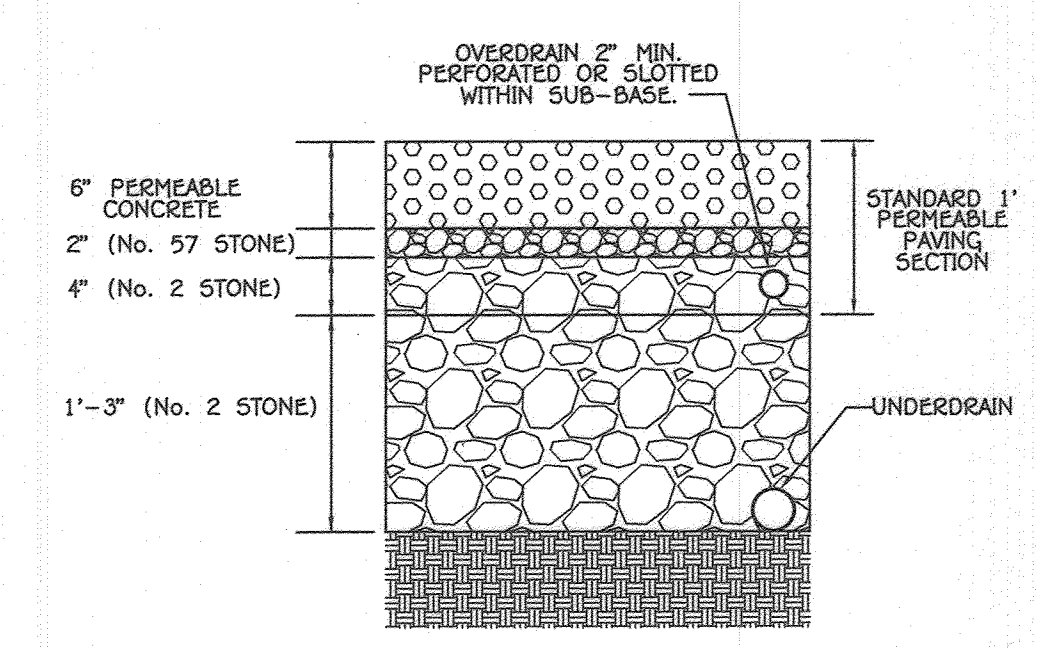
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
○	SPOT ELEVATION
18" 50	EXISTING STORM DRAIN
---	EXISTING WATER LINE
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---	EXISTING OVERHEAD WIRE
---	EXISTING FENCE LINE
---	EXISTING PAVING
---	20' PUBLIC UTILITY EASEMENT
---	25' USE IN COMMON EASEMENT
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE/TREE PROTECTION FENCE
---	DIVERSION FENCE/TREE PROTECTION FENCE
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---	PERMANENT SOIL STABILIZATION CONTROL MATTING
---	SOIL LINES AND TYPES
---	PROPOSED ROOF LEADER
---	A-2 PERMEABLE PAVING
---	AREA OF CRITICAL ROOT ZONE DISTURBANCE
---	PROPOSED R.O.W.
---	R.O.W. RESERVED FOR FUTURE ROAD

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

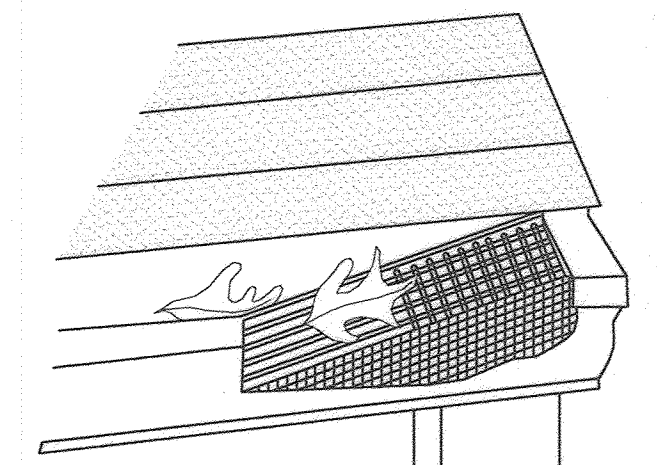
- The owners shall periodically sweep (or vacuum porous concrete pavement) the pavement surfaces to reduce sediment accumulation and insure continued surface porosity. Sweeping should be performed at least twice annually with a commercial cleaning unit. Washing or compressed air units should not be used to perform surface cleaning.
- The owners shall periodically clean drainage pipes, inlets, stone edge drains and other structures within or draining to the subbase.
- The owners shall use deicers in moderation. Deicers should be non-toxic and be applied either as calcium magnesium acetate or as pretreated salt.
- The owners 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.

OPERATION AND MAINTENANCE SCHEDULE FOR DRYWELLS (M-5)

- The owner shall inspect the monitoring wells and structures on a quarterly basis and after every heavy storm event.
- The owner shall record the water levels and sediment build up in the monitoring wells over a period of several days to insure trench drainage.
- The owner shall maintain a log book to determine the rate at which the facility drains.
- 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.
- 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.

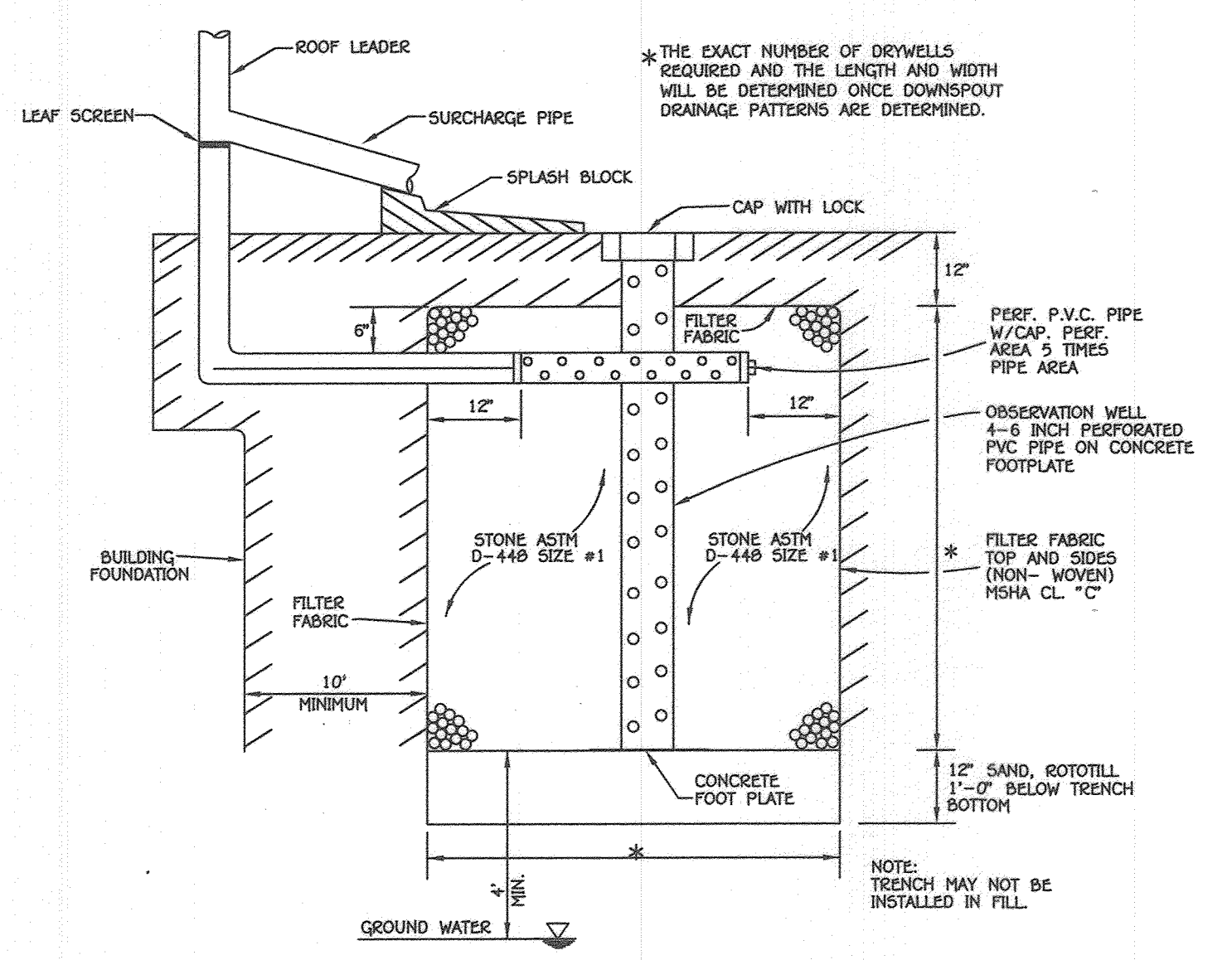


TYPICAL SECTION - A-2 PERMEABLE SECTION w/ OVERDRAIN & UNDERDRAIN



GUTTER DRAIN FILTER DETAIL

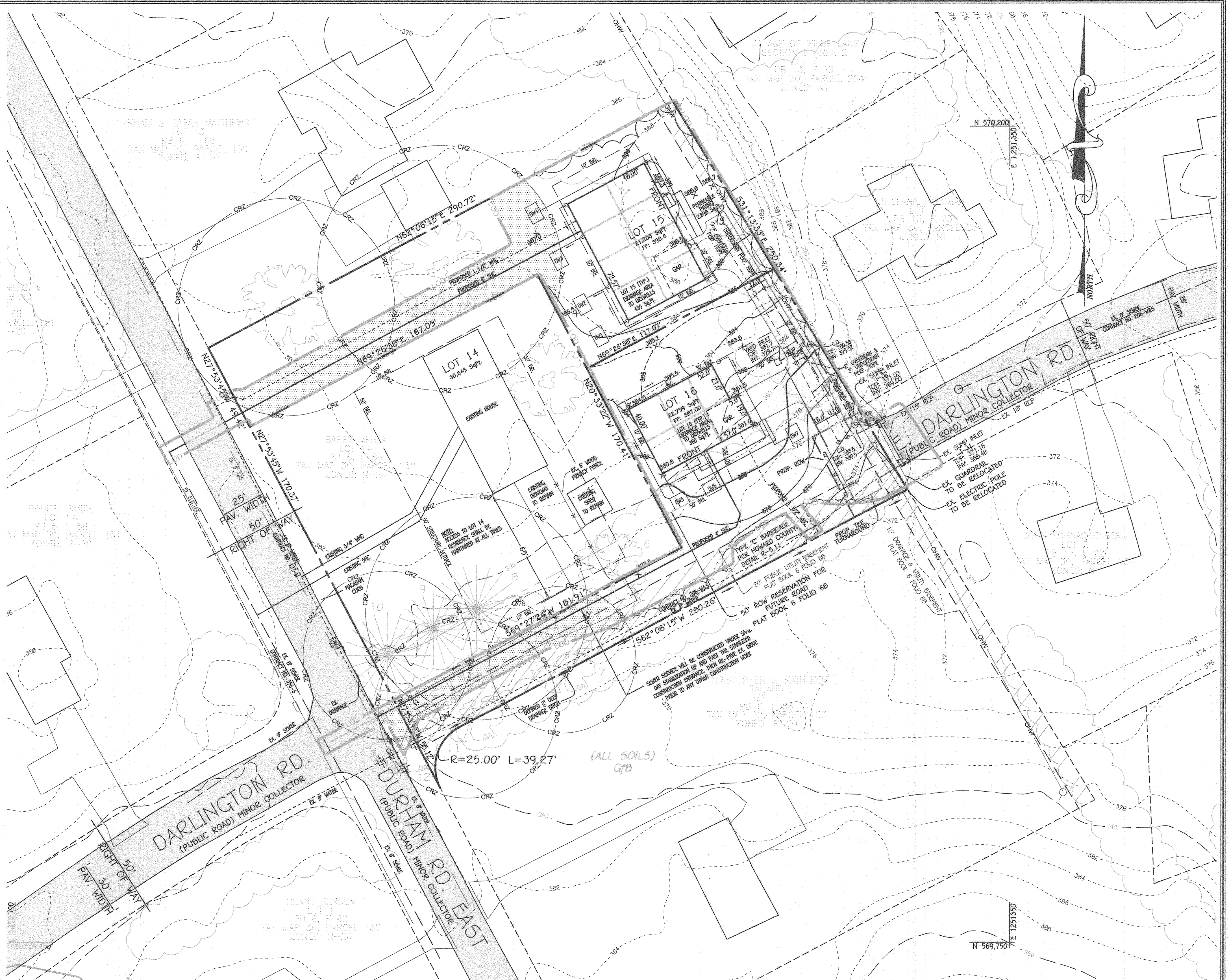
PERMEABLE PAVING CHART	
PERM. PAV. AREA NO.	DEPTH
A-2	1.25'



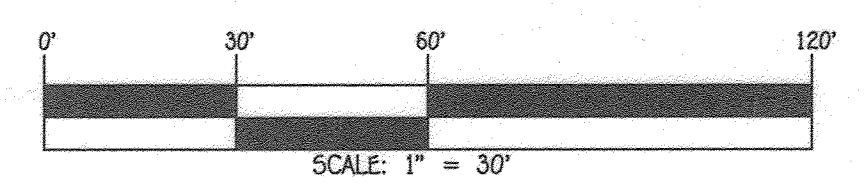
DRY WELL DETAIL

- #### STORMWATER MANAGEMENT NOTES
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
 - CREDITS ARE GIVEN FOR DISCONNECTION OF IMPERVIOUS CONCRETS.
 - MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE LESS THAN 500 SQ. FT.
 - DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 2% THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE FIGURE 3.2 OF THE MANUAL AND THE DETAIL SHOWN ON THIS SHEET.
 - FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

STORMWATER MANAGEMENT PRACTICES							
AREA ID	LOCATION	ADDRESS	DRAINAGE AREA SF.	% IMPERVIOUS	ESDV REQUIRED Cuft.	ESDV PROVIDED Cuft.	PERMEABLE PAVING A-2 (Y/N)
DW1	LOT 15		870	100%	111	140	Y
DW2	LOT 15	5037 DURHAM RD	870	100%	111	140	Y
DW3	LOT 15		870	100%	111	140	Y
DW4	LOT 15		870	100%	111	140	Y
DW5	LOT 16		950	100%	122	126	Y
DW6	LOT 16	5037 DURHAM RD	950	100%	122	126	Y
DW7	LOT 16		950	100%	122	126	Y
A-2	LOTS 15&16	5037 DURHAM RD	4,479	6%	N/A	999	Y



PLAN VIEW
SCALE: 1" = 30'



DRY WELL CHART										
LOT NO.	DRY WELL NUMBER	AREA OF ROOF PER DOWN SPOUT	TOTAL ROOF AREA TO DRYWELL	VOLUME REQUIRED	AREA OF STORAGE	AREA OF TREATMENT	NO. OF DRYWELLS	*D	L	W
LOT 15	DW 1	435 SQ.FT.	870 SQ.FT.	140 CF	100%	100%	1	7'	10'	9'
LOT 15	DW 2	435 SQ.FT.	870 SQ.FT.	140 CF	100%	100%	1	7'	10'	9'
LOT 15	DW 3	435 SQ.FT.	870 SQ.FT.	140 CF	100%	100%	1	7'	10'	9'
LOT 15	DW 4	435 SQ.FT.	870 SQ.FT.	140 CF	100%	100%	1	7'	10'	9'
LOT 16	DW 5	479 SQ.FT.	950 SQ.FT.	126 CF	100%	100%	1	7'	9'	9'
LOT 16	DW 6	479 SQ.FT.	950 SQ.FT.	126 CF	100%	100%	1	7'	9'	9'
LOT 16	DW 7	479 SQ.FT.	950 SQ.FT.	126 CF	100%	100%	1	7'	9'	9'

SOILS LEGEND			
SOIL	NAME	CLASS	K-VALUE
GfB	Gladstone-Urban Land Complex, 0 to 8 percent slopes	A	0.28

HOWARD COUNTY WEBSOILS SURVEY 05/06/19

OWNER/DEVELOPER
BARRY MEHTA
5551 OAKLAND MILLS ROAD
COLUMBIA, MARYLAND 21045

ENVIRONMENTAL CONCEPT PLAN
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RE-SUBDIVISION OF BEAVERBROOK SECTION THREE BLOCK B LOT 14
TAX MAP NO.: 30 LOTS: 14, 15 AND 16 PARCEL NO.: 150
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SHEET 3 OF 4

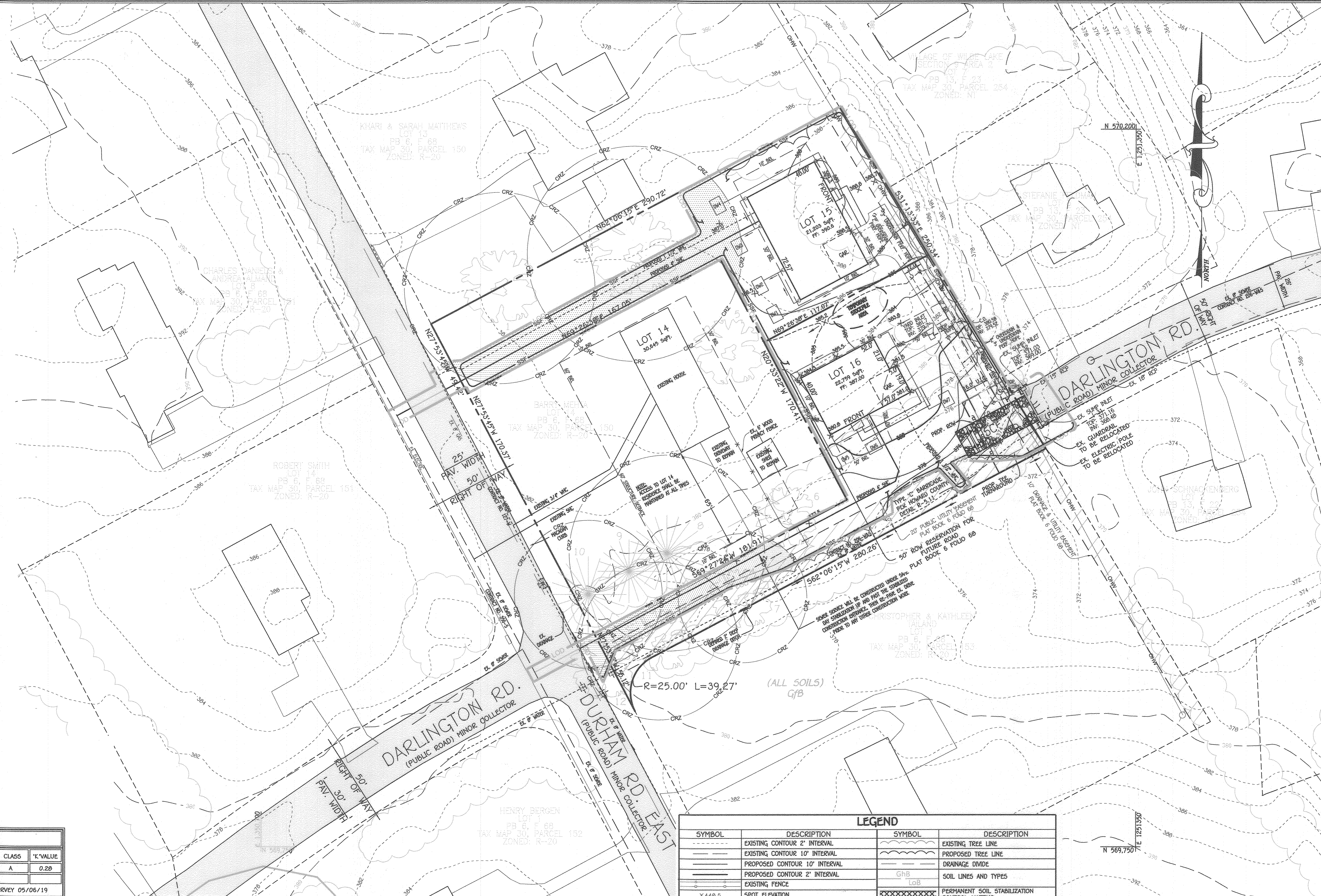
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461 - 2995

Approved: Department Of Planning And Zoning
[Signature]
Chief, Development Engineering Division
[Signature]
Chief, Division Of Land Development

6-29-23
Date
Date



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. 27020, EXPIRATION DATE: 01/25/24.
[Signature]
PAUL G. CAVANAUGH
DATE: June 14, 2023

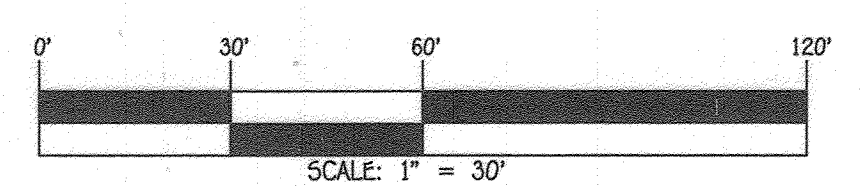


SOILS LEGEND			
SOIL	NAME	CLASS	K VALUE
GfB	Gladstone-Urban Land Complex, 0 to 8 percent slopes	A	0.28

HOWARD COUNTY WEBSOILS SURVEY 05/06/19

PLAN VIEW
SCALE: 1" = 30'

LEGEND		LEGEND	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL	---	EXISTING TREE LINE
---	EXISTING CONTOUR 10' INTERVAL	---	PROPOSED TREE LINE
---	PROPOSED CONTOUR 10' INTERVAL	---	DRAINAGE DIVE
---	PROPOSED CONTOUR 2' INTERVAL	GfB	SOIL LINES AND TYPES
---	EXISTING FENCE	LoB	PERMANENT SOIL STABILIZATION CONTROL MATTING
x 448.5	SPOT ELEVATION	[Symbol]	BIO RETENTION FACILITY (F-5) OR (M-6) AS NOTED
18" 50	EXISTING STORM DRAIN	[Symbol]	PROPOSED ROOF LEADER
18" 50	EXISTING WATER LINE	[Symbol]	A-2 PERMEABLE PAVING
x	EXISTING FENCE LINE	[Symbol]	AREA OF CRITICAL ROOT ZONE DISTURBANCE
18" 50	EXISTING SEWER LINE	[Symbol]	CURB INLET PROTECTION
18" 50	EXISTING OVERHEAD WIRE	[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
---	EXISTING PAVING		
---	20' PUBLIC UTILITY EASEMENT		
---	25' USE IN COMMON EASEMENT		
---	LIMIT OF DISTURBANCE		
---	SSF/TP SUPER SILT FENCE/TREE PROTECTION FENCE		
---	DF/TP DIVERSION FENCE/TREE PROTECTION FENCE		
---	PROPOSED R.O.W.		
---	R.O.W. RESERVED FOR FUTURE ROAD		



PRELIMINARY EROSION/SEDIMENT CONTROL PLAN, STORMWATER MANAGEMENT, AND DRAINAGE AREAS

OWNER/DEVELOPER
BARRY MEHTA
5551 OAKLAND MILLS ROAD
COLUMBIA, MARYLAND 21045

5037 DURHAM ROAD EAST
RE-SUBDIVISION OF BEAVERBROOK SECTION THREE BLOCK B LOT 14
TAX MAP NO.: 30 LOTS: 14, 15 AND 16 PARCEL NO.: 150
ZONED R-20
FIFTH DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE, 2023
SHEET 4 OF 4

Approved: Department Of Planning And Zoning
[Signature]
Chief, Development Engineering Division
Date: 6/29/23

[Signature]
Chief, Division Of Land Development
Date: 6/29/23



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. 27020, EXPIRATION DATE: 8/1/25/24.
[Signature]
PAUL G. CAVANAUGH
DATE: JUNE 14, 2023

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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