

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS & DEMO PLAN
3	ENVIRONMENTAL CONCEPT PLAN & GRADING PLAN
4	SEDIMENT EROSION CONTROL PLAN

SOILS LEGEND			
SOIL	NAME	CLASS	'C' VALUE
SrC	Sassafras and Croom soils, 15 to 25 percent slopes	C	.32
UcB	Urban land-Chillum-Belleville complex, 0 to 5 percent slopes	C	.43

# ENVIRONMENTAL CONCEPT PLAN

## 7170 MONTGOMERY ROAD

### R-A-15 ZONING DISTRICT

#### TAX MAP No. 38 GRID No. 02 PARCEL NO. 700

### 1ST ELECTION DISTRICT

## ELKRIDGE, MARYLAND

- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED R-A-15 (PER 10/06/13 COMPREHENSIVE ZONING PLAN.)
  - BOUNDARY IS BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER ON OR ABOUT OCTOBER, 2020.
  - CONTOURS ARE BASED ON A TOPOGRAPHIC FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, ON OR ABOUT OCTOBER, 2020.
  - COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL. STATIONS NO. 34FE AND NO. 34FB: HOWARD COUNTY MONUMENT NO. 38A4 N 562,977.624 E 1,386,286.139 ELEV. 223.379' HOWARD COUNTY MONUMENT NO. 0021 N 562,745.797 E 1,386,542.119 ELEV. 226.200'
  - STORM WATER MANAGEMENT IS IN ACCORDANCE WITH 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 DEVELOPER'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 BASEMENT 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.
  - THIS PROPOSED LOT IS LESS THAN 40,000 SQ.FT. (36,590 SQ.FT.), AND IS THEREFORE EXEMPT FROM FOREST CONSERVATION REQUIREMENTS.
  - 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.
  - THIS SITE IS LOCATED DIRECTLY ADJACENT TO CEMETERY #38-3 AND #38-4 ON THE HOWARD COUNTY CEMETERY INVENTORY, AS PER SECTION 16.118(C) OF THE HOWARD COUNTY CODE. NO GRADING OR CONSTRUCTION SHALL BE PERMITTED WITHIN 30 FEET OF A CEMETERY BOUNDARY OR WITHIN TEN FEET OF INDIVIDUAL GRAVE SITES.
  - PREVIOUS PLANS: ECP-22-012, SDP-22-024, WP-22-110 TO ADDRESS THE STEEP SLOPES, WHICH WAS DENIED AND HAS BEEN RESUBMITTED AS WP-23-079 WHICH WAS APPROVED ON MAY 10, 2023.

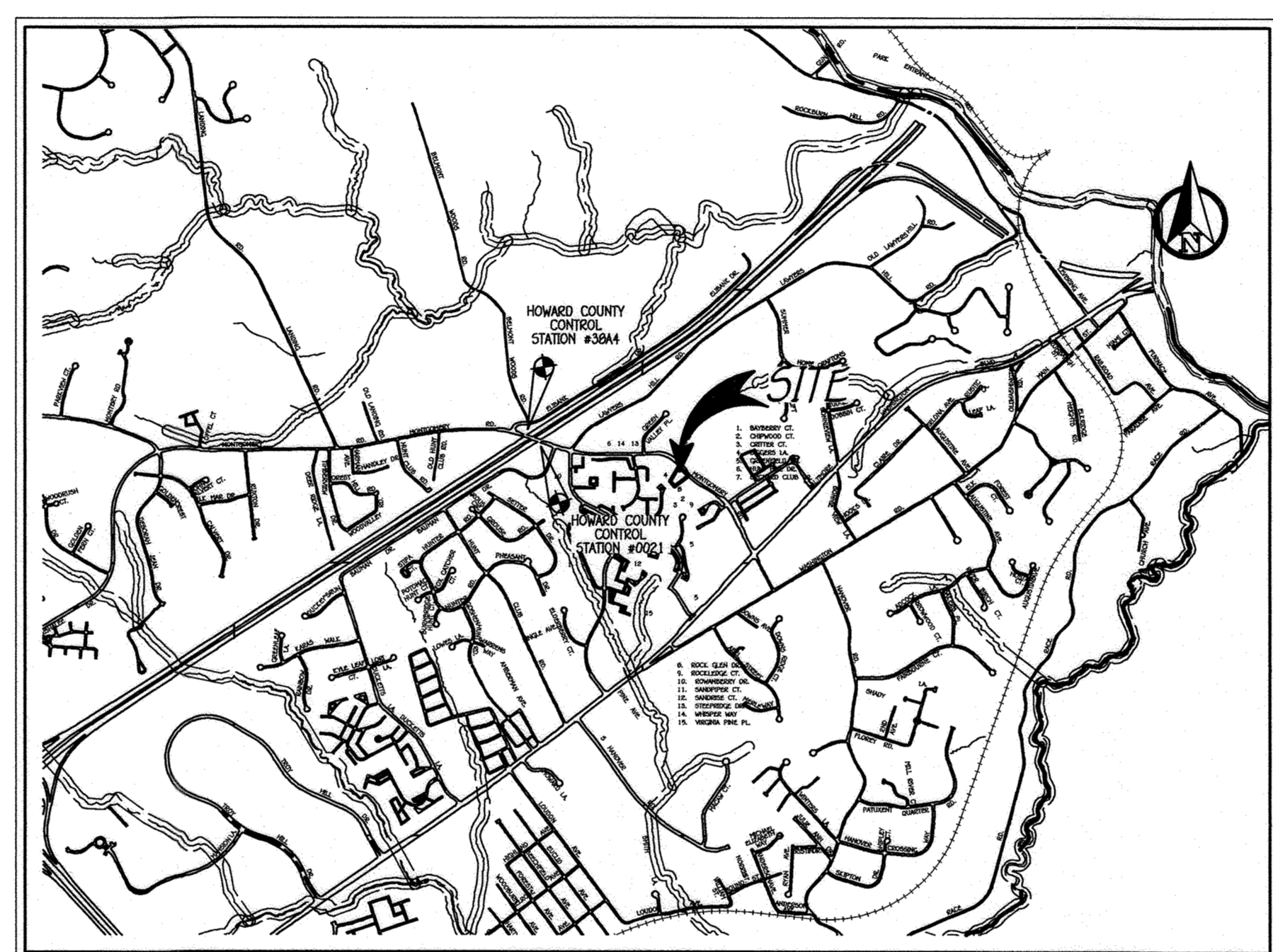
**STORMWATER MANAGEMENT DESIGN NARRATIVE**

**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 A MICRO BIO-RETENTION FACILITY AS SUGGESTED WITHIN CHAPTER 5 OF PREVIOUSLY MENTIONED MANUAL. THE ACHIEVEMENT OF THIS GOAL WILL SATISFY THE REQUIREMENT OF PROVIDING CHANNEL PROTECTION VOLUME.

**GENERAL SITE CONDITIONS:**  
THE SUBJECT PROPERTY IS ZONED R-A-15 AND LOCATED ON TAX MAP 38, PARCEL NO. 700 OF THE HOWARD COUNTY, MARYLAND TAX MAP DATABASE SYSTEM. THE PROPERTY CONSISTING OF 0.84 ACRES, IS ROUGHLY RECTANGULAR IN SHAPE AND IS IMPROVED WITH A SINGLE FAMILY DWELLING. THE PROPERTY IS BORDERED BY RESIDENTIAL LOTS AND HAS ROAD FRONTAGE ON MONTGOMERY ROAD. CURRENTLY ACCESS TO THE PROPERTY IS FROM AN EXISTING PARKING LOT. THIS PROJECT PROPOSES A SINGLE FAMILY HOME, RETAINING WALLS AND A DRIVEWAY. THE PROPERTY IS PARTIALLY WOODED AND HAS STEEP SLOPES GREATER THAN 25% RUNNING FROM THE FRONT WESTERLY CORNER OF THE PROPERTY TO THE REAR CORNER OF THE PROPERTY WHICH CREATES A DRAINAGE VALLEY WITH RUNOFF FLOWING ACROSS THE ADJACENT REAR SOUTHERN PROPERTIES. THE PROPERTY IS LOCATED WITHIN THE MIDDLE PATUXENT RIVER BASIN WATERSHED (02131106). THE RUNOFF FROM THE PROPOSED IMPROVEMENTS WILL BE TREATED BY A COMBINATION OF SWM DEVICES CONSISTING OF ONE (1) N-6 GRASS DISCONNECTION AREA TO TREAT THE PROPOSED DRIVEWAY AND FOUR (4) N-5 DRY WELLS TO TREAT THE HOUSE. THE WEB SOIL SURVEY SHOWS SOILS ON THE SITE CONSIST OF TYPE "B" - GLENELG URBAN LAND COMPLEX SOILS.

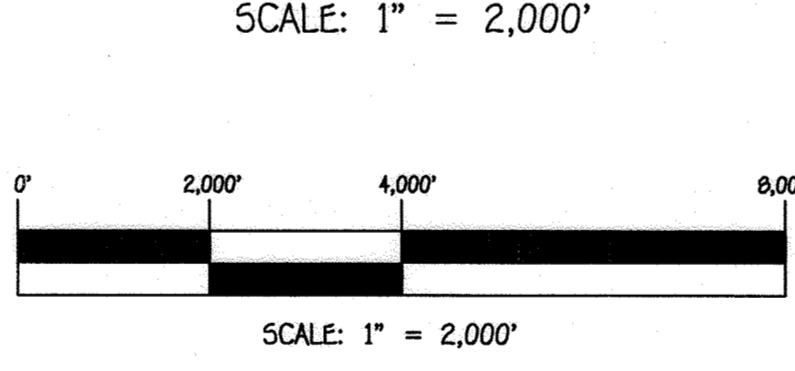
- NATURAL RESOURCE PROTECTION:**  
NO WETLANDS, STREAMS, THEIR BUFFERS, FLOODPLAIN, OR FOREST EXIST ON-SITE. NO SPECIAL PROTECTION IS REQUIRED.
- MAINTENANCE OF NATURAL FLOW PATTERNS:**  
THE EXISTING LOT HAS A NATURAL DRAINAGE VALLEY WHICH CONVERGES THE FLOW OF THE PROPERTY GENERALLY TO THE CENTER OF THE PROPERTY AND FLOWS OFF THE SOUTH EAST PROPERTY LINE. THE PROPOSED HOUSE HAS BEEN SITED ON THE NORTH SIDE OF THE PROPERTY, SUCH THAT THE PROPOSED GRADING OF THE SITE MAINTAINS THE EXISTING NATURAL PATTERN.
- 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 HOUSE.
- INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO STORMWATER STRATEGY:**  
THIS PROJECT UTILIZES A BIO-RETENTION FACILITY IN A LOCATION THAT WILL WORK IN CONCERT WITH SEDIMENT TRAPPING.
- IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES TO THE MAXIMUM EXTENT PRACTICABLE (MEP):**  
THIS SUBMISSION WILL PROPOSE A CHAPTER 5 DEVICE TO MEET AND EXCEED ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICABLE (ESD TO THE MEP). ALL IMPERVIOUS AREAS WILL RECEIVE FULL TREATMENT.
- REQUEST FOR DESIGN MANUAL WAIVER:**  
ALL REQUIRED WAIVERS WILL BE SUBMITTED WITH NEXT PHASE OF PLAN. WP-23-079 IS CURRENTLY UNDER REVIEW FOR STEEP SLOPE DISTURBANCE.

- 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.
  - 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.



HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 38A4 N 562,977.624 E 1,386,286.139 ELEVATION: 223.379'  
 HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 0021 N 562,745.797 E 1,386,542.119 ELEVATION: 226.200'  
 REFER TO HOWARD CO. ADC MAP 35-01

**VICINITY MAP**



**SITE ANALYSIS DATA CHART**

- TOTAL AREA OF THIS SUBMISSION = 0.84 AC.\*
- LIMIT OF DISTURBED AREA = 0.41 AC.\*
- (SWM BASED ON LOD)
- PRESENT ZONING DESIGNATION = R-A-15 (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
- PROPOSED USE: RESIDENTIAL SINGLE FAMILY ATTACHED
- PREVIOUS HOWARD COUNTY FILES: SDP-21-013
- TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0 AC
- TOTAL AREA OF SLOPES IN EXCESS OF 25% = 0.32 AC\*
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0 AC\*
- TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0 AC\*
- TOTAL AREA OF EXISTING FOREST = 0.00 AC\*
- TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC\*
- TOTAL AREA OF LOTS / BUILDABLE PARCELS = 0.84 AC\*
- TOTAL GREEN OPEN AREA (PERVIOUS) = 0.74 AC\*
- TOTAL IMPERVIOUS AREA = 0.10 AC\* (WITHIN LOD, EXCLUDES EXISTING IMPERVIOUS)
- TOTAL AREA OF ERODIBLE SOILS = .34 AC\*

**STORMWATER MANAGEMENT PRACTICES**

AREA ID	LOCATION	ADDRESS	DRAINAGE AREA SF.	% IMPERVIOUS	ESDv REQUIRED CU.FT.	ESDv PROVIDED CU.FT.	DRY WELLS (Y/N)	NON-ROOFTOP DISCONNECT (Y/N)
DW1	PARCEL 700	7170 MONTGOMERY ROAD	742	100%	71	119	Y	
DW2			742	100%	71	119	Y	
DW3			742	100%	71	119	Y	
DW4			742	100%	71	119	Y	
AREA 1			945	0%	N/A	64		Y

**STORMWATER MANAGEMENT SUMMARY**

AREA ID.	ESDv REQUIRED CU.FT.	ESDv PROVIDED CU.FT.	REMARKS
SITE	501	540	DRY WELL (M-5) & DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)
TOTAL	501	540	

GROSS AREA = 0.84 AC. (TOTAL)  
 LOD = 0.46 ACRES  
 RCN = 70  
 TARGET Pe = 1.2"  
 Pe PROVIDED = 2.6"  
 Rv = 0.05 + (0.009) (I); I = 25% = 0.25  
 S = 0.13 (100% 'C' Soils)  
 Rev = (S) (Rv) (A) / 12 = (0.13) (0.25) (0.46) / 12 = 0.00124 ac-ft or 54 cu-ft

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2095

Approved: Department Of Planning And Zoning  
 Chief, Development Engineering Division *[Signature]* 7/26/23 Date  
 Chief, Division Of Land Development *[Signature]* 7/19/23 Date



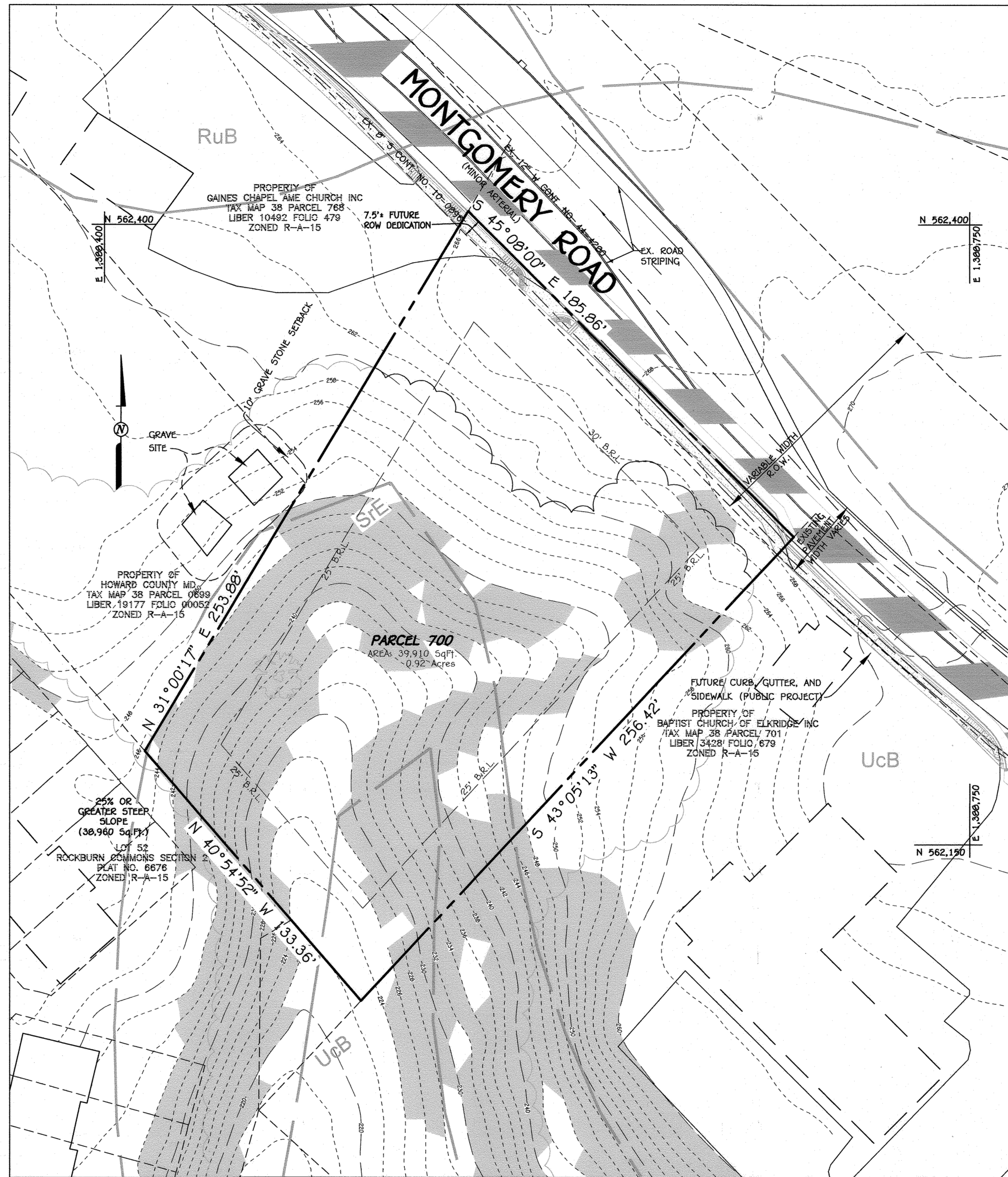
**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/24.  
*[Signature]* 7/19/23 Date  
 PAUL G. CAVANAGH

**OWNER/DEVELOPER**  
 CHETAN MEHTA  
 5192 TALBOTS LANDING  
 ELLICOTT CITY MD 21043  
 443-295-9563

**TITLE SHEET**  
**7170 MONTGOMERY ROAD**  
 ZONED: R-A-15  
 FIRST ELECTION DISTRICT  
 TAX MAP: 38, GRID: 02, PARCEL: 700  
 7170 MONTGOMERY RD  
 ELKRIDGE, MARYLAND 21075  
 SCALE: AS SHOWN, DATE: JULY, 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
× 440.5	SPOT ELEVATION
---	EXISTING STORM DRAIN
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING FENCE LINE
---	PROPOSED PAVING
---	PRIVATE UIC EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
---	PERVIOUS PAVING PARKING BAYS
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE/TREE PROTECTION FENCE
---	DIVERSION FENCE/TREE PROTECTION FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRAINAGE DIVIDE
---	PERMANENT SOIL STABILIZATION CONTROL MATTING
GhB	SOIL LINES AND TYPES
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING TREES TO REMAIN
---	DENOTES PROPOSED TREE
ST 3	SPECIMEN TREE
---	CRITICAL ROOT ZONE
---	GRASS DISCONNECT AREA

AREA 25% OR GREATER STEEP SLOPE:  
TOTAL AREA: 30,960 Sq.Ft.  
ONSITE AREA: 15,937 Sq.Ft.



PROPOSED PLAN VIEW  
SCALE: 1" = 30'

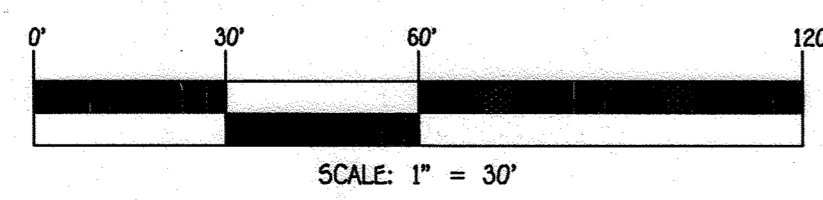
SOILS LEGEND			
SOIL	NAME	CLASS	K VALUE
SrE	Sassafras and Croom soils, 15 to 25 percent slopes	C	.32
UcB	Urban land-Chillum-Belleville complex, 0 to 5 percent slopes	C	.43

HOWARD COUNTY WEBSOILS SURVEY 09/15/20

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-2955

Approved: Department Of Planning And Zoning

Chief, Development Engineering Division *JR* 7-26-23 Date  
Chief, Division Of Land Development *NYC* 7-19-23 Date



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION 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.

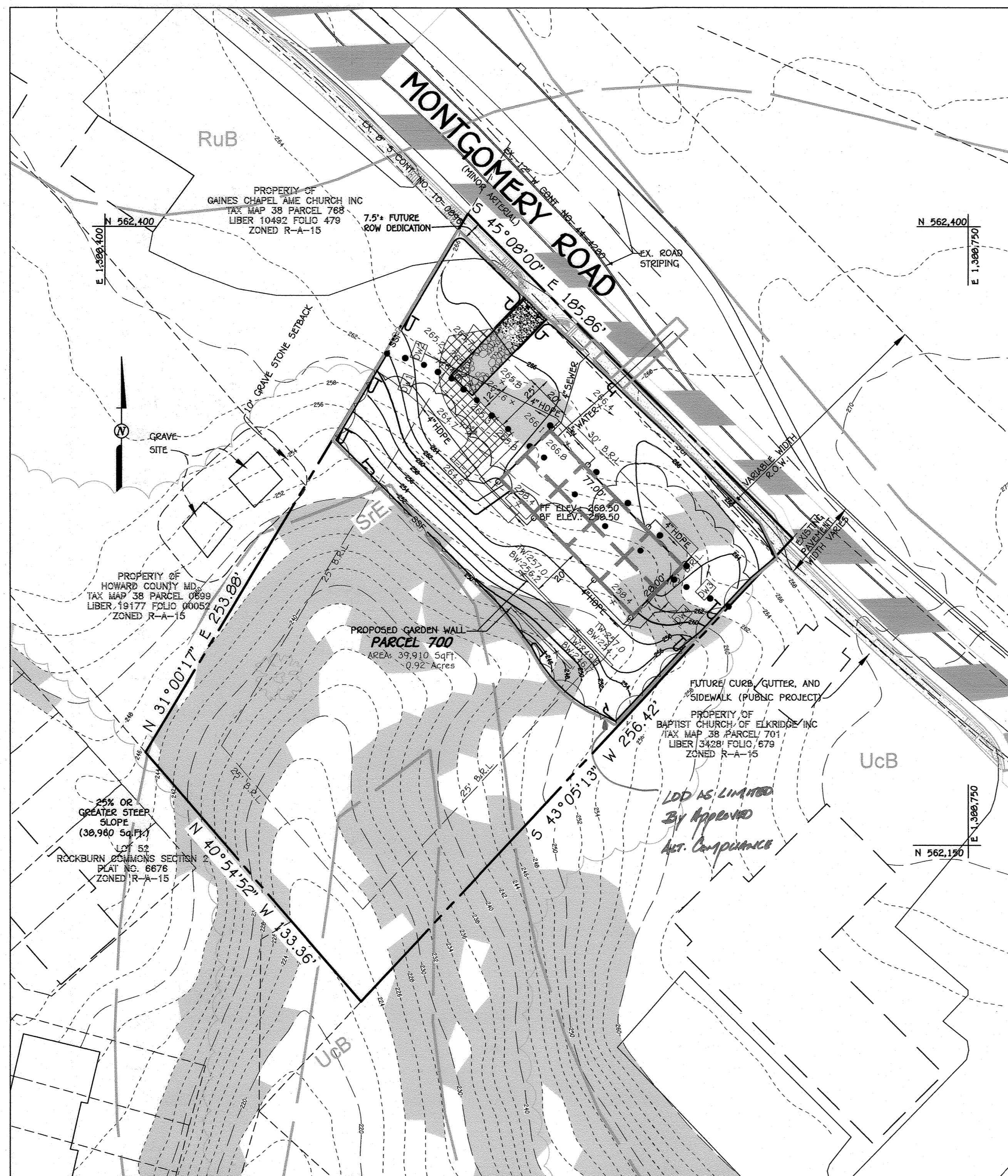
*Paul G. Cavanaugh* July 17, 2023 Date  
PAUL G. CAVANAUGH

OWNER/DEVELOPER

CHETAN MEHTA  
5192 TALBOTS LANDING  
ELLCOTT CITY MD 21043  
443-285-9563

EXISTING CONDITIONS & DEMO PLAN  
**7170 MONTGOMERY ROAD**  
ZONED: R-A-15  
FIRST ELECTION DISTRICT  
TAX MAP: 38, GRID: 02, PARCEL: 700  
7170 MONTGOMERY RD  
ELKRIDGE, MARYLAND 21075  
SCALE: AS SHOWN, DATE: JULY, 2023  
SHEET 2 OF 4

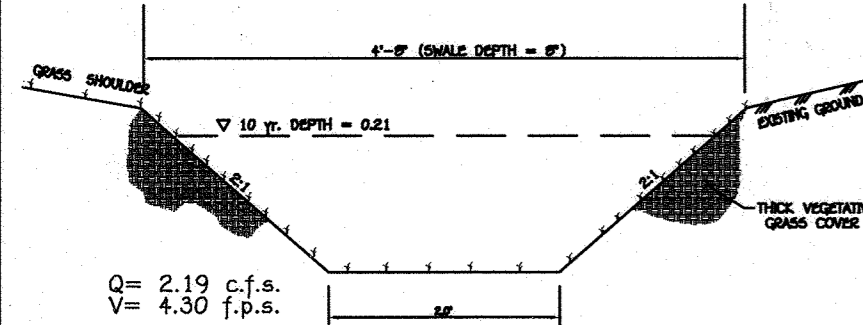
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EXISTING FENCE
×	SPOT ELEVATION
---	EXISTING STORM DRAIN
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING FENCE LINE
---	PROPOSED PAVING
---	PRIVATE UIC EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
---	PERVIOUS PAVING PARKING BAYS
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE/TREE PROTECTION FENCE
---	DIVERSION FENCE/TREE PROTECTION FENCE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	DRAINAGE DIVIDE
---	PERMANENT SOIL STABILIZATION CONTROL MATTING
---	SOIL LINES AND TYPES
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING TREES TO REMAIN
---	DENOTES PROPOSED TREE
---	SPECIMEN TREE
---	CRITICAL ROOT ZONE
---	GRASS DISCONNECT AREA



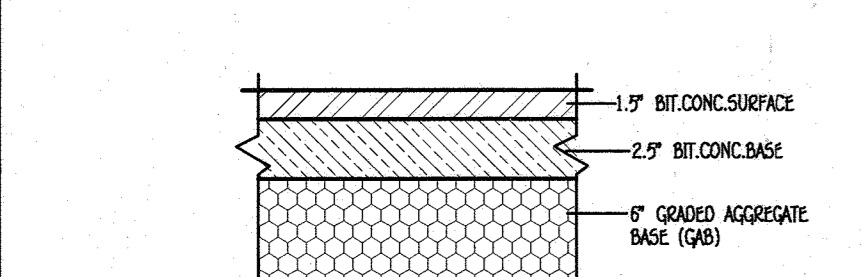
PROPOSED PLAN VIEW  
SCALE: 1" = 30'

AREA 25% OR GREATER STEEP SLOPE:  
TOTAL AREA: 38,960 Sq.Ft.  
ONSITE AREA: 15,937 Sq.Ft.

PLAN - BYPASS CHANNEL  
NO SCALE



CONVEYANCE SWALES TYPICAL SECTION  
NO SCALE



P-1 DRIVEWAY PAVING SECTION  
NO SCALE

SOILS LEGEND

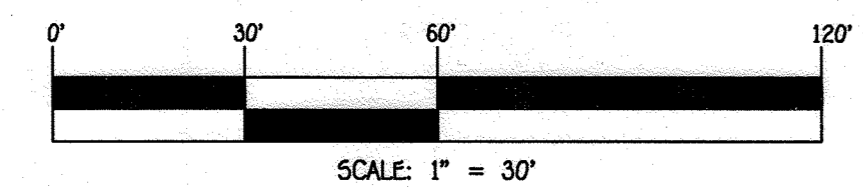
SOIL	NAME	CLASS	K-VALUE
5rE	Sassafras and Croom soils, 15 to 25 percent slopes	C	.32
UcB	Urban land-Chillum-Bethsville complex, 0 to 5 percent slopes	C	.43

HOWARD COUNTY WEBSOILS SURVEY 09/15/20

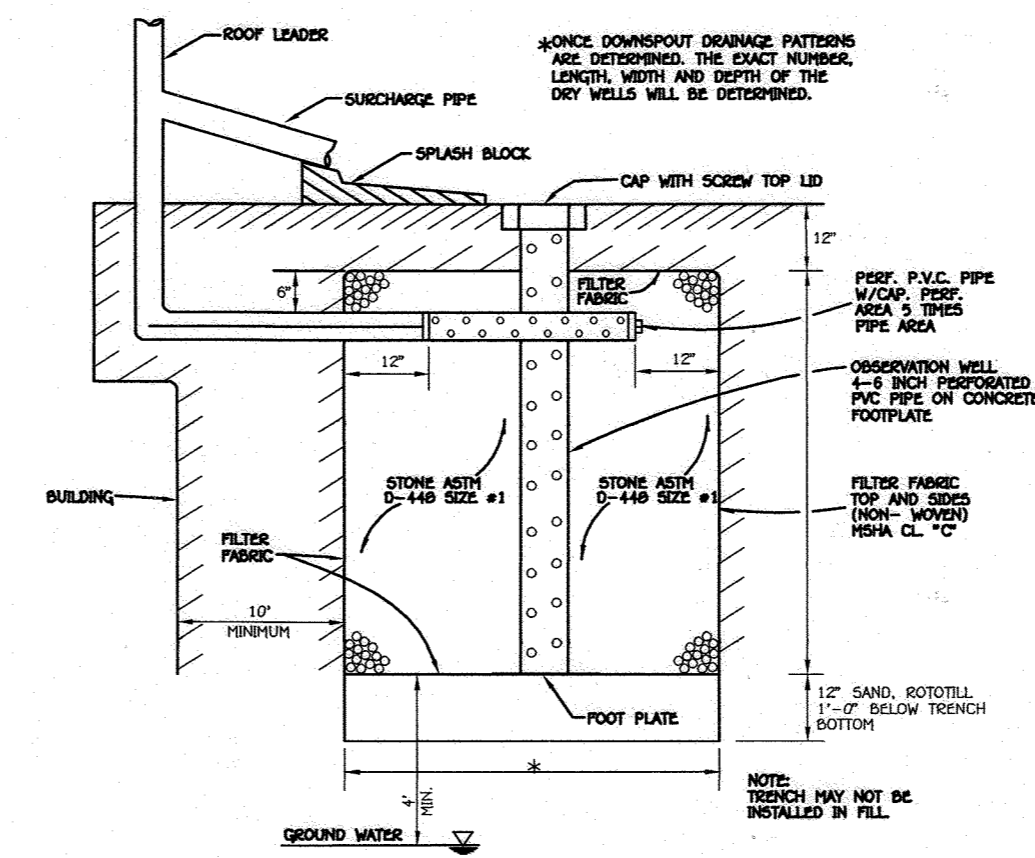
DAILY STABILIZATION NOTE  
ALL DISTURBED AREAS NOT DIRECTED TO A SEDIMENT CONTROL DEVICE SHALL BE STABILIZED AT THE END OF EACH WORKDAY. THE CONTRACTOR SHALL NOT DISTURB AN AREA GREATER THAN THAT WHICH CAN BE STABILIZED AT THE END OF EACH WORKDAY

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

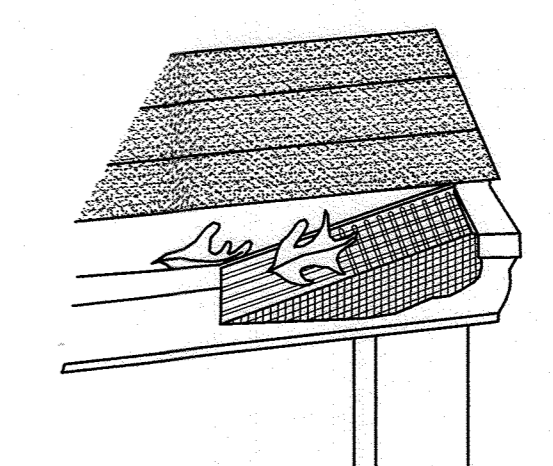
Approved: Department Of Planning And Zoning  
Chief, Development Engineering Division 38 7/21/23 Date  
Chief, Division Of Land Development 38 7/19/23 Date



PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION 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: July 17, 2023



PARCEL NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT	NO. OF DRYWELLS	*D L W
700	371 Sq.Ft.	71 C.F.	119 C.F.	100%	1	5.5' x 9' x 6'
700	371 Sq.Ft.	71 C.F.	119 C.F.	100%	1	5.5' x 9' x 6'
700	371 Sq.Ft.	71 C.F.	119 C.F.	100%	1	5.5' x 9' x 6'
700	371 Sq.Ft.	71 C.F.	119 C.F.	100%	1	5.5' x 9' x 6'



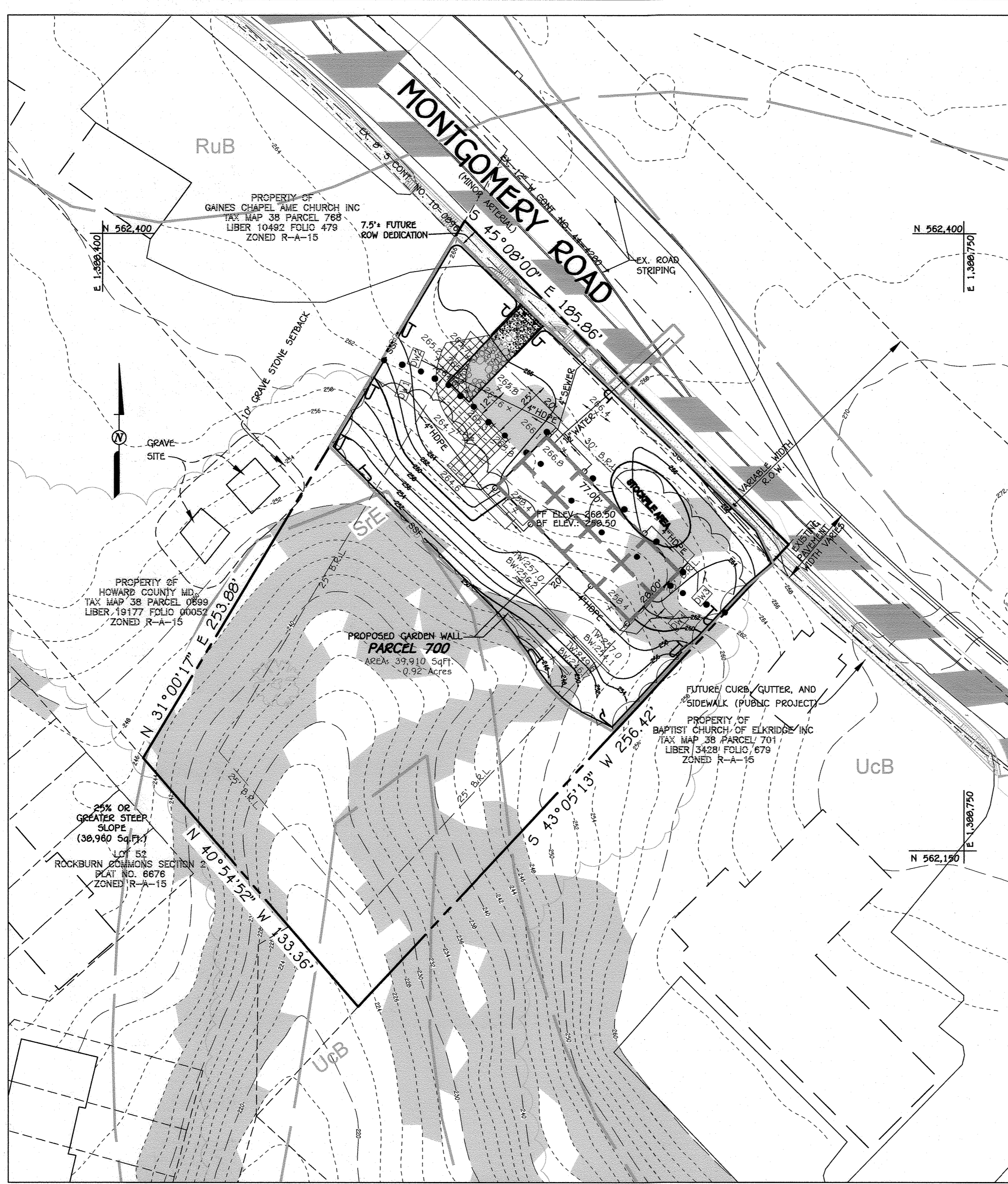
OPERATION AND MAINTENANCE SCHEDULE FOR DRYWELLS (M-5)

- 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.

ENVIRONMENTAL CONCEPT PLAN & GRADING PLAN  
7170 MONTGOMERY ROAD  
ZONED: R-A-15  
FIRST ELECTION DISTRICT  
TAX MAP: 38, GRID: 02, PARCEL: 700  
1710 MONTGOMERY RD  
ELKRIDGE, MARYLAND 21075  
SCALE: AS SHOWN, DATE: JULY, 2023  
SHEET 3 OF 4

OWNER/DEVELOPER  
CHETAN MEHTA  
5192 TALBOTS LANDING  
ELLCOTT CITY MD 21043  
443-295-9563

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	EXISTING FENCE
x 448.5	SPOT ELEVATION
18" 50	EXISTING STORM DRAIN
ex. P.H.	EXISTING WATER LINE
ES	EXISTING SEWER LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING FENCE LINE
---	PROPOSED PAVING
---	PRIVATE UIC EASEMENT
---	PRIVATE DRAINAGE & UTILITY EASEMENT
---	PERVIOUS PAVING PARKING BAYS
---	LIMIT OF DISTURBANCE
SSF/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
LoB	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING TREES TO REMAIN
---	DENOTES PROPOSED TREE
ST 3	SPECIMEN TREE
---	CRITICAL ROOT ZONE
---	GRASS DISCONNECT AREA



PROPOSED PLAN VIEW  
SCALE: 1" = 30'

AREA 25% OR GREATER STEEP SLOPE:  
TOTAL AREA: 38,980 Sq.Ft.  
ONSITE AREA: 15,937 Sq.Ft.

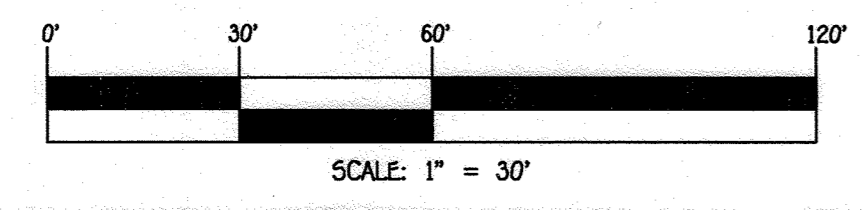
SOILS LEGEND			
SOIL	NAME	CLASS	K VALUE
SrE	Sassafras and Croom soils, 15 to 25 percent slopes	C	.32
UcB	Urban land-Chillum-Beltsville complex, 0 to 5 percent slopes	C	.43

HOWARD COUNTY WEBSOILS SURVEY 09/15/20

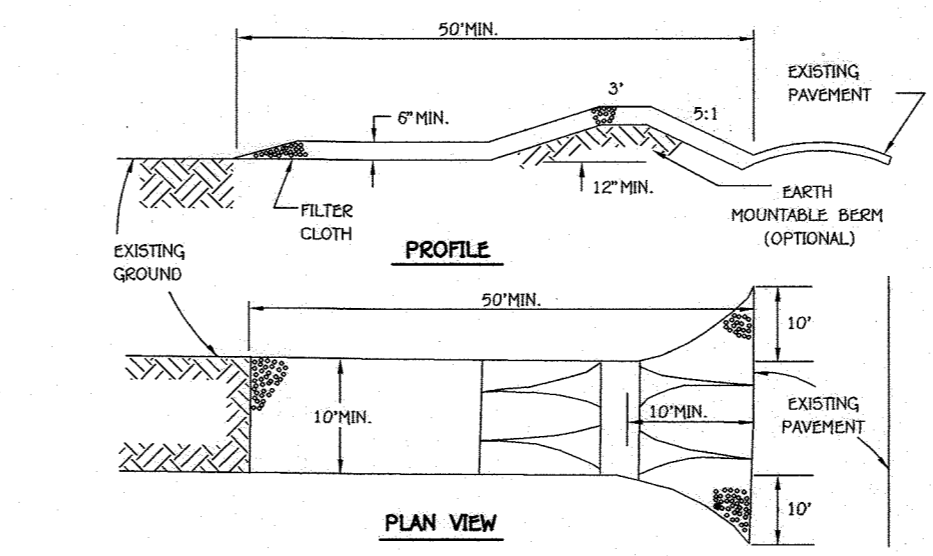
**DAILY STABILIZATION NOTE**  
ALL DISTURBED AREAS NOT DIRECTED TO A SEDIMENT CONTROL DEVICE SHALL BE STABILIZED AT THE END OF EACH WORKDAY. THE CONTRACTOR SHALL NOT DISTURB AN AREA GREATER THAN THAT WHICH CAN BE STABILIZED AT THE END OF EACH WORKDAY

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-2055

Approved: Department Of Planning And Zoning  
Chief, Development Engineering Division *[Signature]* 7/26/23 Date  
Chief, Division Of Land Development *[Signature]* 7/19/23 Date

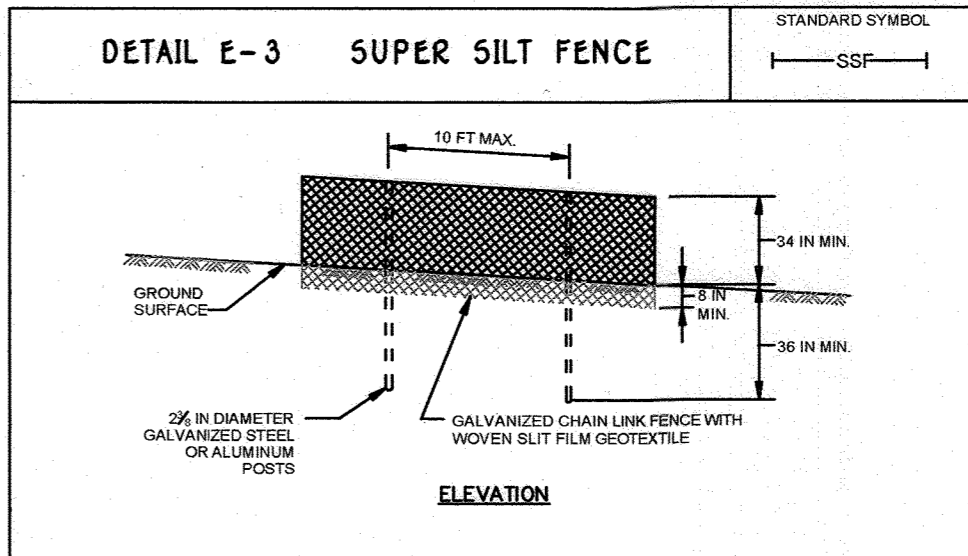


**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/25/24.  
*[Signature]* Paul G. Carraugh Date: July 17, 2023



- CONSTRUCTION SPECIFICATIONS**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
  - THICKNESS - NOT LESS THAN 6 INCHES.
  - WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
  - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
  - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE FILTERED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BESH WITH 5:1 SLOPES WILL BE PERMITTED.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND /OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SETTLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE - 2  
NOT TO SCALE



- CONSTRUCTION SPECIFICATIONS**
- INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL PORTS OF 0.099 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE PORTS A MINIMUM OF 36 INCHES INTO THE GROUND.
  - FASTEN 8 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (26 INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE PORTS WITH WIRE TIES OR HASPIRINGS.
  - FASTEN WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, 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 SEDIMENT BY PASS.
  - EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE 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 BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 20% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

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

**SEDIMENT EROSION CONTROL PLAN**  
**7170 MONTGOMERY ROAD**  
ZONED: R-A-15  
FIRST ELECTION DISTRICT  
TAX MAP: 38, GRID: 02, PARCEL: 700  
7170 MONTGOMERY RD  
ELKRIDGE, MARYLAND 21075  
SCALE: AS SHOWN, DATE: JULY, 2023  
SHEET 4 OF 4

**OWNER/DEVELOPER**  
CHETAN MEHTA  
5192 TALBOTS LANDING  
ELLCOTT CITY MD 21043  
443-285-9563