

SHEET INDEX

Table with 2 columns: SHEET NO., DESCRIPTION. Row 1: 1 TITLE SHEET. Row 2: 2 ENVIRONMENTAL CONCEPT PLAN.

SOILS LEGEND

Table with 4 columns: SOIL, NAME, CLASS, K FACTOR. Row 1: UcB, Urban Land-Chillum-Belleville Complex, 0 to 5 percent slope, D, .37.

ENVIRONMENTAL CONCEPT PLAN
GOPEZ PROPERTY
LOTS 1 AND 2

TAX MAP No. 46 GRID No. 18 PARCEL NO. 175
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

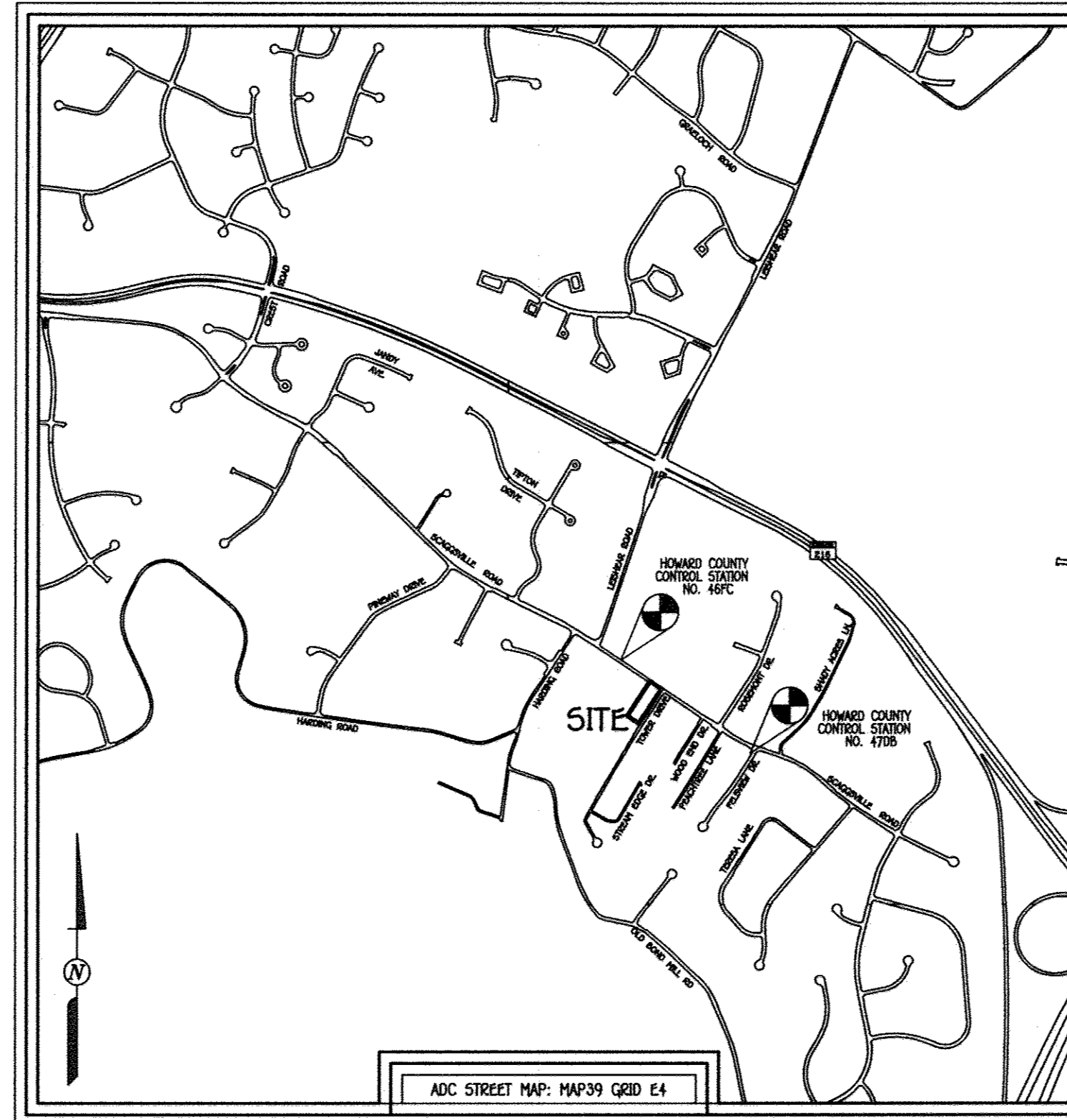
Table with 4 columns: SYMBOL, DESCRIPTION, SYMBOL, DESCRIPTION. Legend for contours, spot elevations, soil limits, treelines, trees, fence lines, and paving.

GENERAL NOTES

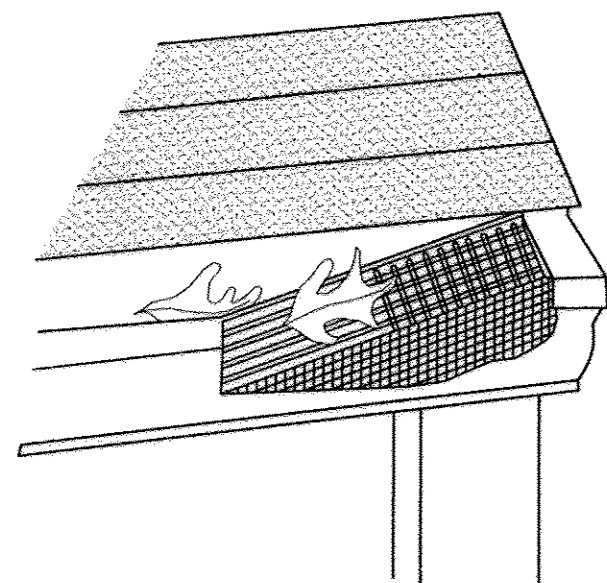
- 1. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
2. THE CONTRACTOR SHALL NOTIFY (MISS UTILITY) AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
3. BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED DEC., 2016. TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. IN DEC., 2016 AND SUPPLEMENTED WITH HOWARD COUNTY GIS TOPOGRAPHY AT 5' CONTOUR INTERVAL, INTERPOLATED FOR 2' CONTOUR INTERVAL.
4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 4708 AND 4802 WERE USED FOR THIS PROJECT.
5. PREVIOUS DPZ FILE NUMBERS: N/A.
6. STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED.
7. THIS PROPERTY IS LOCATED INSIDE THE METROPOLITAN DISTRICT. LOTS TO BE SERVED PUBLIC WATER AND PRIVATE SEWER, CONTRACT #34-4350 & 34-3997.
8. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
9. THE SUBJECT PROPERTY IS ZONED R-20 (PER DATE 10/06/2013 COMPREHENSIVE ZONING PLAN.
10. NO 100 YEAR FLOODPLAIN, WETLANDS, STREAMS AND/OR THEIR BUFFERS, NOR STEEP SLOPES EXIST ON-SITE.
11. NO FOREST STANDS EXIST ON-SITE. SEE ENVIRONMENTAL FINDINGS LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MARCH 15, 2017.
12. LANDSCAPING WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT.
13. THIS PROJECT IS A MINOR SUBDIVISION CREATING ONE NEW LOT WITH NO FURTHER SUBDIVISION POTENTIAL. THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(vi) OF THE COUNTY CODE.
14. A SOIL BORING WILL BE REQUIRED FOR THIS PROJECT SINCE A MICRO-BIOTENTION POND IS BEING UTILIZED.
15. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT SUBDIVISION, FOREST CONSERVATION, OR SITE DEVELOPMENT PLANS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS THAT MAY ALTER THE SITE DESIGN, HOUSE LOCATION, DRIVEWAY LOCATION, GRADING, TREE CLEARING, AND/OR OTHER REQUIREMENTS AS THE DEVELOPMENT PLAN PROGRESSES THROUGH THE PLAN REVIEW PROCESS IN ACCORDANCE WITH THE SUBDIVISION AND ZONING REGULATIONS AND THE FOREST CONSERVATION REQUIREMENTS.
16. APPROVAL OF THIS ECP BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT PROVIDE APPROVAL OF THE SHOWN SEDIMENT CONTROLS.
17. A STRUCTURE EXISTS ON THE PROPERTY, KNOWN AS 10509 SCAGGSVILLE ROAD, WHICH IS TO REMAIN.
18. SOILS SHOWN HEREON ARE BASED ON THE NECS WEISSIL SURVEY AND HOWARD COUNTY SOIL MAP #23.
19. NO HISTORICAL FEATURES OR CEMETRIES ARE ON SITE.

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 on this project. The goal of creating hydrology similar to that of 'woods in Good Condition' will be accomplished through the use of the practices contained within Chapter 5 of said manual. The achievement of this goal will remove the requirement of providing Channel Protection Volume.
General Site Conditions: 10509 Scaggsville Road is zoned R-20 and is located on Tax Map 46, Parcel No.175 of the Howard County, Maryland Tax Map Database System. The property has never been subdivided and remain a parcel of land described in Liber 15659, Folio 360, dated June 20, 2014. The site has an existing house and detached garage on an open lot (not forested) with some individual trees. Since this subdivision was created prior to Forest Conservation regulations, it is anticipated that forest conservation will not be required. The proposed house will be served by public water and sewer as will the existing house which is currently be served public water and public sewer. The runoff from the lot is mostly from northwest to southeast. Micro-Biotention will be utilized to treat the rooftop, the existing garage and driveway will be utilized thus reducing new impervious area. Per the 2004 Web Soil Survey, soils on-site consist of "UcB" Urban Land-Chillum-Belleville Complex, type D soil.
I. Natural Resource Protection: Environmentally sensitive features such as wetlands, streams, their buffers, steep slopes, floodplain and forested areas do not exist on-site. Three (3) specimen trees existing along the western property line and are to remain.
II. Maintenance of Natural Flow Patterns: Existing and proposed runoff flows mostly toward the southeast portion of the site. Nature flow patterns will be maintained.
III. Reduction of Impervious Areas through better site design, alternative surfaces and Nonstructural Practices: The existing driveways are proposed to provide access to both the existing and proposed house. The design will reduce the amount of new impervious area needed to serve the new development.
IV. Integration of Erosion and Sediment Controls into Stormwater Strategy: Silt Fence will be utilized to provide erosion and sediment control. The full required ESD volume is being provided.
V. Implementation of ESD Planning Techniques and Practices to the Maximum Extent Practicable (MEP): No waivers related to stormwater management are required.



VICINITY MAP
SCALE: 1" = 1200'



GUTTER DRAIN FILTER DETAIL
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 1,000 SQ. FT. OR LESS.
3. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5%. THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
4. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

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

Table with 4 columns: Material, Specification, Size, Notes. Lists materials like planting soil, organic content, mulch, gravel, geotextile, underdrain piping, concrete, and sand with their respective specifications.

SITE ANALYSIS DATA CHART

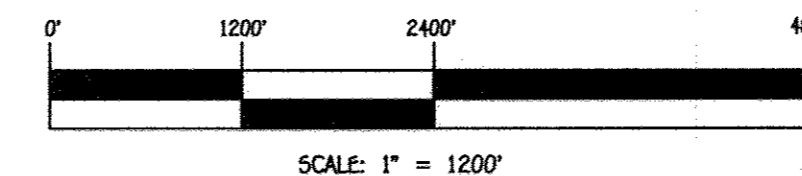
- A. TOTAL AREA OF THIS SUBMISSION = 0.474 AC.\* (Lot 2)
B. LIMIT OF DISTURBED AREA = 19,832 SQ.FT. OR 0.432 AC.\*
C. PRESENT ZONING DESIGNATION = R-20 (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
D. PROPOSED USE: RESIDENTIAL
E. PREVIOUS HOWARD COUNTY FILES: ECP-16-06B
F. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC.
G. TOTAL AREA OF STEEP SLOPES: MODERATED STEEP SLOPES: 15%-24.9% = 0.00 AC.\* STEEP SLOPES: 25% OR GREATER = 0.00 AC.\*
H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.\*
I. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC.\*
J. TOTAL AREA OF EXISTING FOREST = 0.00 AC.\*
K. TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC.\*
L. TOTAL AREA OF LOTS / BUILDABLE PARCELS = 0.474 AC.\*
M. TOTAL GREEN OPEN AREA = 0.402 AC.\*
N. TOTAL IMPERVIOUS AREA = 0.13 AC.\*
O. TOTAL AREA OF ERODIBLE SOILS = 0.474 AC.\*
P. TOTAL AREA OF ROAD DEDICATION = 0.081 AC.\*

TITLE SHEET

GOPEZ PROPERTY, LOTS 1 AND 2
10509 SCAGGSVILLE ROAD
ZONED R-20

TAX MAP No. 46 GRID No. 18 PARCEL No. 175
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MAY, 2017
SHEET 1 OF 2

ECP-17-044



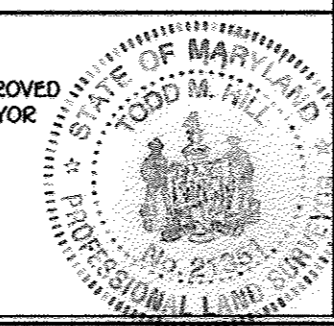
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature and date of Chief, Development Engineering Division.

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. 21351. EXPIRATION DATE: 07/15/2017.

Signature and date of Professional Land Surveyor.



OWNER/DEVELOPER

JONATHAN AND JOSIELIN GOPEZ
10509 SCAGGSVILLE ROAD
LAUREL, MARYLAND 20723
757-525-1660

PROJECT: GOPEZ PROPERTY, LOTS 1 AND 2

SECTION: - PARCEL NO.: 175

Table with 6 columns: DEED L. 15659 F. 360, BLOCK NO. 18, ZONE R-20, TAX/ZONE 46, ELEC. DIST. 6th, CENSUS TR. 608805

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 SILVERHILL NATIONAL PARK
ELLSWORTH CITY, MARYLAND 21142
(410) 461-2895

Table with 4 columns: NO., REVISION, DATE, X. Revision table for tracking changes.

SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
UcB	Urban Land-Chillum-Beltsville Complex, 0 to 5 percent slope	D	.37
Soil Map Number: 23 (Clarkeville, SE)			

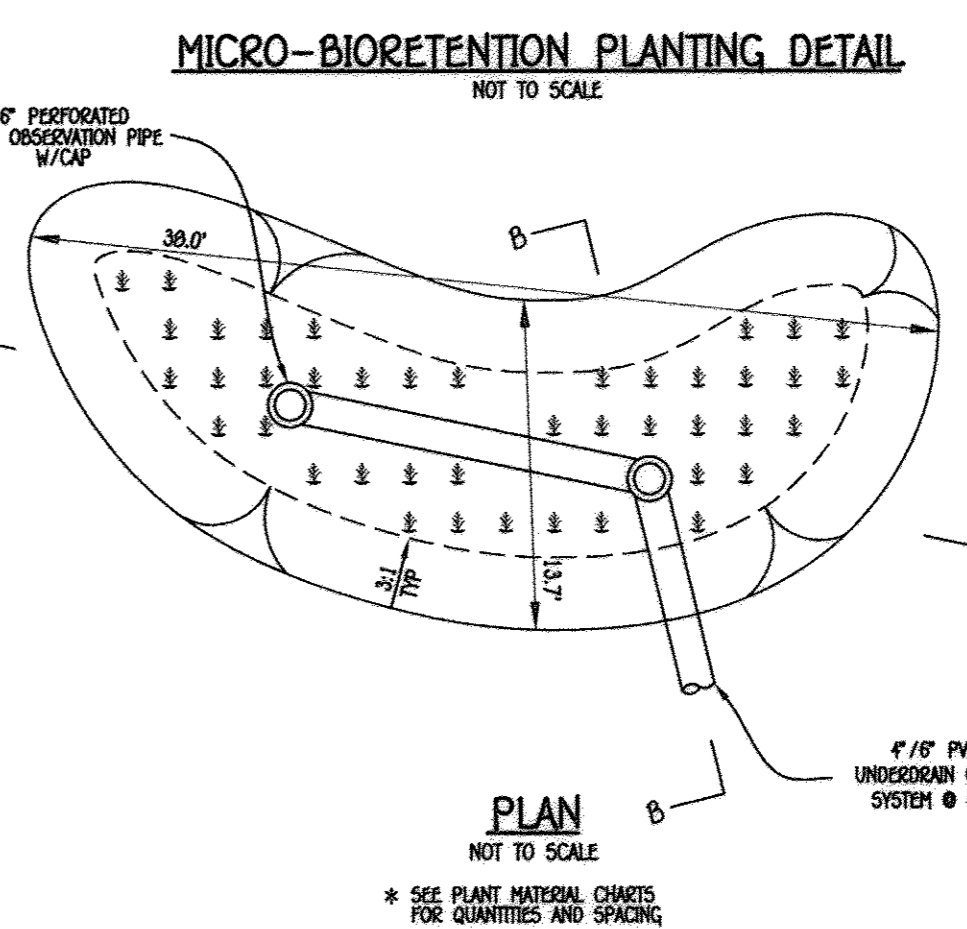
LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXISTING 2' CONTOURS	---	PROPOSED CONTOUR
---	EXISTING 10' CONTOURS	+	SPOT ELEVATION
---	SOILS LINES AND TYPE	---	LIMITS OF DISTURBANCE
---	EXISTING TREELINE	---	DRAINAGE AREA DIVIDE
---	INDIVIDUAL TREES & SHRUBS	---	SILT FENCE
---	EXISTING FENCE LINE	---	EROSION CONTROL MATTING
---	EXISTING & PROPOSED PAVING	---	STABILIZES CONSTRUCTION ENTRANCE
T.B.R.	TO BE REMOVED	---	TREE PROTECTION FENCE

STORMWATER MANAGEMENT PRACTICES						
LOT NO.	PERMEABLE CONCRETE (A-2) Y/N, NUMBER	DISCONNECTION OF ROOFTOP RUNOFF (N-1) Y/N, NUMBER	DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) Y/N, NUMBER	INFILTRATION BERMS (M-4) Y/N, NUMBER	DRY WELLS (M-5) Y/N, NUMBER	MICRO-BIORETENTION (M-6) Y/N, NUMBER
1	-	-	-	-	-	-
2	NO	NO	NO	NO	NO	YES, ONE (1)

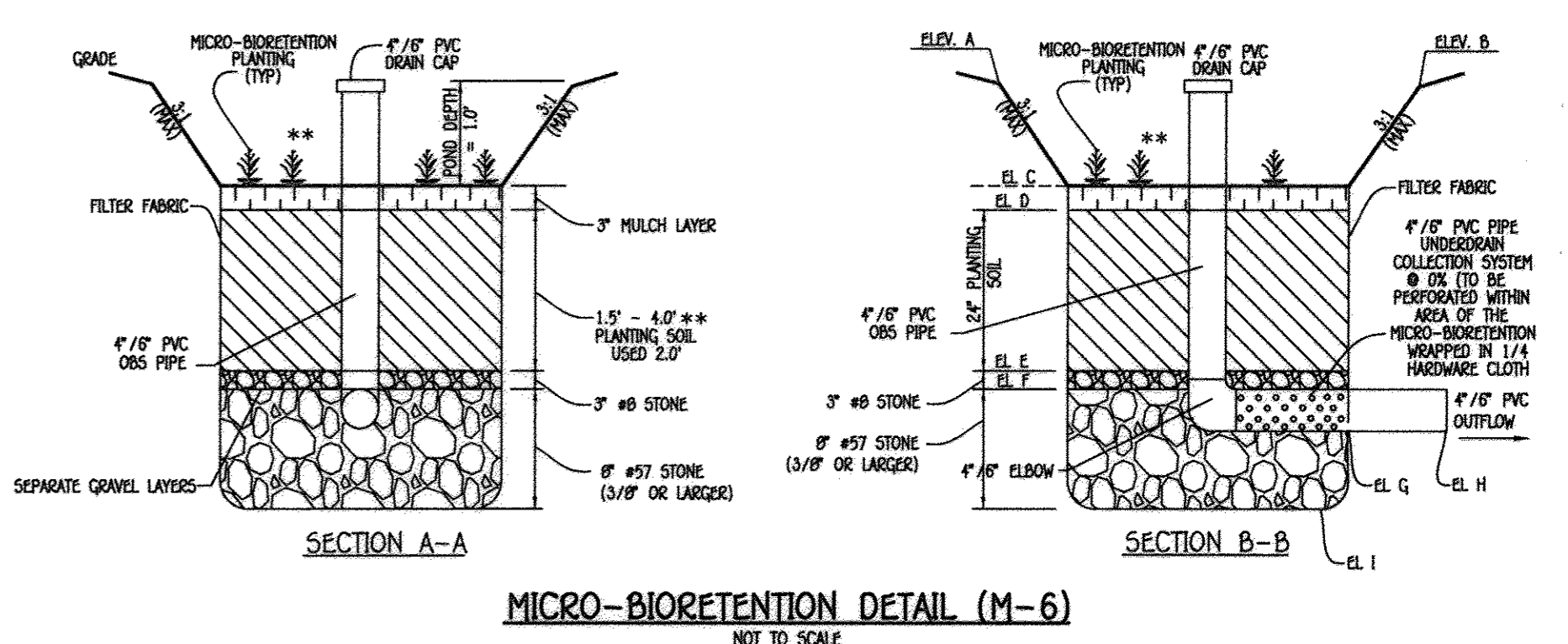
STORMWATER MANAGEMENT SUMMARY			
AREA ID.	ESDV REQUIRED CU.FT.	ESDV PROVIDED CU.FT.	REMARKS
SITE	263	505	MICRO-BIORETENTION (M-6)
TOTAL	263	505	

GROSS AREA = 0.474 AC. (LOT 2) 1.00 AC. (TOTAL)  
 LOD = 0.432 ACRES  
 RCN = 77  
 TARGET Pe = 1.0'

MICRO-BIORETENTION / BIORETENTION									
BIORETENTION FILTER	A	B	C	D	E	F	G	H	I
LOT 2	398.0	398.0	397.0	396.75	394.75	394.50	394.17	389.5	393.50



MICRO-BIORETENTION PLANT MATERIAL		
MICRO-BIO QUANTITY	NAME	MAXIMUM SPACING (FT.)
30	MIXED PERENNIALS	1.5 TO 3.0 FT.



NO.	REVISION	DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Shirley Marie...* 8/17/17  
 Chief, Division of Land Development

*Chad...* 8/14/17  
 Chief, Development Engineering Division

PROJECT: GOPEZ PROPERTY, LOTS 1 AND 2 SECTION: PARCEL NO. 175

DEED L 15659 F. 360 BLOCK NO. 18 ZONE R-20 TAX/ZONE 46 ELEC. DIST. 6th CENSUS TR. 606805

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*Jonathan and Joselyn Gopez* 7/11/2017  
 Signature Of Professional Land Surveyor DATE

**OWNER/DEVELOPER**  
 JONATHAN AND JOSIELYN GOPEZ  
 10509 SCAGGSVILLE ROAD  
 LAUREL, MARYLAND 20723  
 757-525-1660

**ENVIRONMENTAL CONCEPT PLAN**

**GOPEZ PROPERTY,**  
 LOTS 1 AND 2  
 10509 SCAGGSVILLE ROAD  
 ZONED R-20  
 TAX MAP No. 46 GRID No. 18 PARCEL No. 175  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: MAY, 2017  
 SHEET 2 OF 2

ECR-17-044