

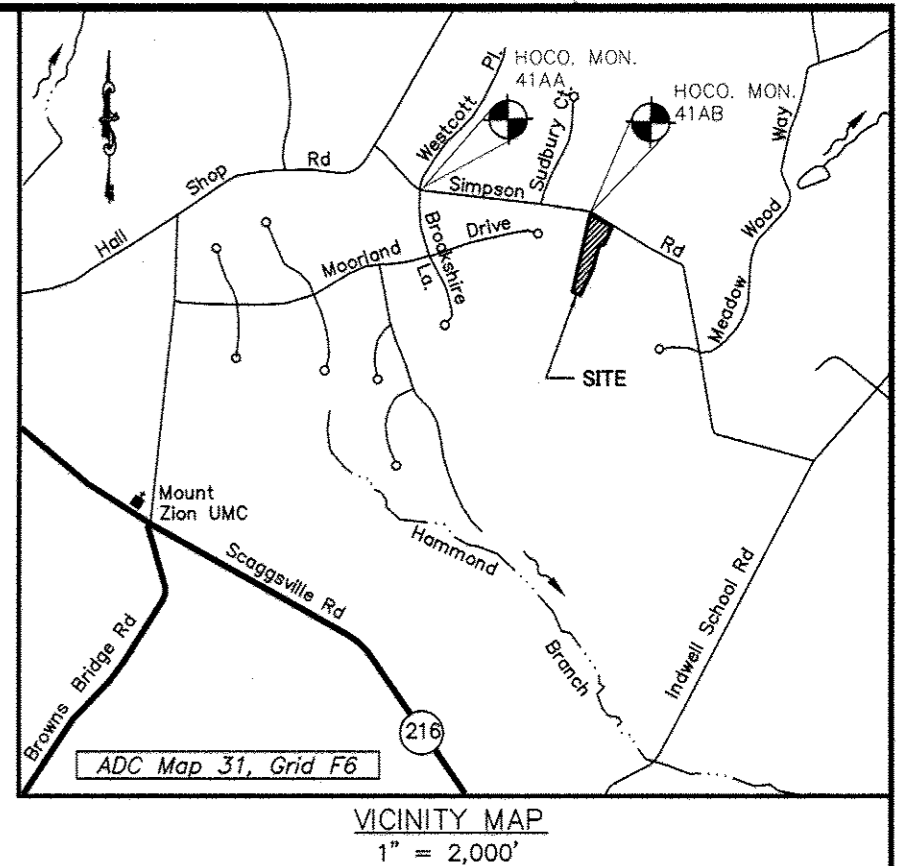
MD STATE PLAIN  
NAD 83/91

**SITE DATA**  
 Site Area: 3.0± acres (Lot 2)  
 Wetland and Wetland Buffers: none  
 Floodplain: none  
 Forests: none  
 Steep Slopes: none  
 Erodible Soils: none  
 LOD: 0.68 Ac. (29,500 sf)  
 Proposed Site Use: Residential (RR-DEO zoning)  
 File References: F-84-165  
 Impervious Area: 0.09± acres  
 Green Open Area: 2.91± acres  
 Environmental Waivers for Necessary Disturbance: N/A.

**ECP DESIGN NARRATIVE**

- Natural Resources Protection Enhancement: The proposed residential property (lot 2) does not contain wetlands, floodplains (and associated buffers), or steep slopes. Therefore, these resources are not impacted. Groundwater recharge will be provided via roof-top disconnection credit and a drywell. Forests were not identified because these properties are exempt from Forest Conservation requirements. Forest conservation requirements are not required as per the Howard County forest conservation program, COMAR 08.19.01.04.a.(11) and state bill 666, effective 10/1/2009. This property is exempt because it will be conveyed via an "intra-family" transfer. An executed "Declaration of Intent" will be submitted to DPZ. No more than 20,000 sf of forests will be removed and no further subdivision will occur.
- Maintenance of Natural Flow Patterns: The proposed on-site grading will not significantly alter drainage patterns. Stormwater generally flows to the same location after development as before development.
- Reduction of impervious areas through better site design, alternative surfaces, non-structural practices: The SWM concept is consistent with ESD practices. Impervious surfaces (e.g., driveway location) has been minimized where practicable (e.g., house is located close to the front BRL). The proposed SWM practices (disconnection credits) are non-structural practices.
- Integration of E&SC into SWM strategy: The E&SC design will follow HSCD standards & specifications and will meet the goal of keeping sediment from leaving the site. The practices will be integrated in SWM strategy by embracing sheet flow patterns where practicable and is a preferred ESD practice. A "standard" E&SC will be used for this project because the LOD is < 30,000 sf.
- Implementation of ESD planning techniques and practices: Non-rooftop and non-rooftop disconnection practices and drywells are proposed.
- Design manual and/or environmental waivers are not anticipated.

**BENCH MARKS (NAD '83/NAVD '88)**  
 HOCO. #41AA ELEV. 515.721  
 N 549,841.932 E 1,331,288.056  
 HOCO. #41AB ELEV. 506.400  
 N 549,577.812 E 1,332,841.064  
 Bench Marks are stamped (brass or aluminum) disc set on top of a concrete column 1" or 2" below grade.



549,680  
1,333,150

SOILS TABLE			
SYMBOL	NAME	HSG	Kw
GgB	Glennelg loam (100% of LOD) 3-8% slopes	B	0.24

HOWARD SCD MAP NUMBER = 28

**GENERAL NOTES**

- Stormwater management has been provided using "ESD to the MEP". Specifically, rooftop (N-1) and non-rooftop (N-2) disconnection credits and a drywell (M-5) are proposed to address the stormwater management for this site. Please refer to the Environmental Concept Plan report prepared by Civil Design Services, LC dated January 31, 2018 for more information.
- The property boundary and topo survey was prepared by NJR & Associates, Inc. (West Friendship, MD), in October, 2017, and is based on Howard County horizontal and vertical control. Topography shown outside of the subject property was also supplied by NJR & Associates, Inc. and is from Howard County GIS topo. CDS is not responsible for the boundary and topographic information.
- Approval of this ECP does not constitute approval of any subsequent and associated subdivision plan, site development plan, or grading or building permit plan. 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, site development plan, or grading and building permit stages. The applicant and consultant should expect additional and more detailed review comments (including comments that may alter the overall site design) as this project progresses through the plan review process.
- All stormwater practices shown on this plan will be privately owned and maintained.
- There are no wetlands on these properties based on an onsite observation by Envirens, inc. (Freeland, MD) in October, 2017.
- There are no floodplains, streams, buffers located on this property based on an onsite observation by Civil Design Services, LC.
- The existing vegetation in the LOD is tall grass, brush, and several trees per the 11/26/2017 onsite visit by Civil Design Services, LC.
- Existing utility locations are considered approximate and were taken from the NJR & Associates field survey.
- This plan is for conceptual purposes only, and is not to be used for construction. The house location dimensions are subject to change. At the BP stage and construction, SWM criteria set forth on this plan shall remain valid and followed. Contact the engineer if there are questions as how the SWM should be designed/modified.
- Refer to the ECP report for the drainage area map.
- The roof drainage areas shown on this plan are conceptual only. A roof divide plan was not available during ECP preparation.
- The subject property is zoned RR-DEO per the 10/06/13 Comprehensive Zoning Plan.
- The existing dwelling on lot 1 shall remain.
- Previous Howard County file references: F-84-165.
- This project is exempt from Forest Conservation requirements and the owner file a Declaration of Intent with the F-Plan.

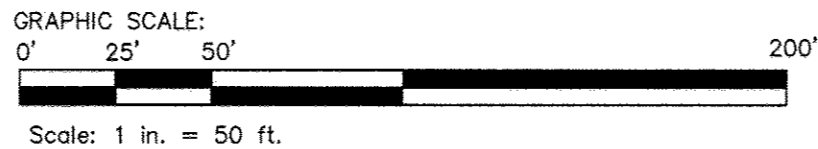
**McCOY PROPERTY LOT 2  
ESD, SUMMARY TABLE**

Location	Required ESDv (cf)	Provided ESDv (cf)	Practice
Roof (west)	78.2	79.5	1 Drywell @ 8.5'x8.5'x2'-8" (treats 1,000 sf roof)
Roof (east)	0	n/a	Rooftop disconnection credit 500 sf (max) for 75' @ 3.5% 500 sf for 75' @ 2.6%
Driveway (12-18)	0	n/a	Non-rooftop disconnection credit Impervious area = 1,942 sf N-R credit area = 1,888 sf*

\*Treats >1/4 roof area ±; remaining roof uses disconnection credits to treat water quality.  
 \* Driveway at garage is level and flows down driveway prior to entering credit area, therefore, credit area is slightly less than impervious area. SWM treatment is provided as intended.

**LEGEND**

	Property Line
	Ex. 2' Contour
	Ex. 10' Contour
	Proposed Contour
	LOD
	Super Silt Fence
	Existing Treeline
	Proposed Treeline
	Edge of Existing Paving
	Soils Divide
	Proposed Dwelling
	Impervious Area
	Drainage Direction



**CONCEPT EROSION & SEDIMENT CONTROL**

- The Standard E&SC Plan will be used for this site. Contractor shall contact and meet with the E&SC inspector prior to construction.
- A Stabilized Construction Entrance (SCE) will be provided at the subdivision entrance. Super silt fence will be placed along the LOD (except where water drains onto the site) in order to maintain a sheet flow condition.
- Disturbed area will be stabilized in accordance with NRCS methods and time frames.
- The stockpile area shall be within the LOD and such that runoff will be filtered when leaving the site.
- The driveway swale could be stabilized with curlex matting and possibly checkdams.

**CIVIL DESIGN SERVICES, LC**  
 6123 Holly Ridge Court, Columbia, Maryland 21044  
 240.755.0380 phone/fax  
 civildesign@comcast.net

I hereby certify that I prepared this plan and the seal signifies that I am a duly licensed professional engineer under the laws of the State of MD, License No. 15,838 w/expiration December 17, 2019.

Andrew A. Porter, P.E. April 24, 2018  
 ANDREW A. PORTER, P.E. DATE

NO.	REVISION	DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development 05 Date: 4-27-18

Chief, Development Engineering Division Date: 5-4-18

PROJECT	SECTION	LOT NO.s			
McCoy Property	N/A	1 and 2			
PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
TBD	07	RR-DEO	41	5th	605102

OWNER/DEVELOPER  
 Mr. John L. McCoy  
 11965 Simpson Road  
 Clarksville, Maryland 21029  
 410.371.0240  
 johnmccoy@verizon.net

**ENVIRONMENTAL CONCEPT PLAN**

**McCOY PROPERTY - LOTS 1 & 2**  
 A SUBDIVISION OF LOT 1, CHERRY BRAE (PLAT # 5887)  
 11965 SIMPSON ROAD, CLARKSVILLE, MD

TAX MAP NO: 41 PARCEL NO.: 198 GRID NO.: 07  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

April 24, 2018 SHT 1 OF 1