

LEGEND

#7 SPECIMEN TREE LOCATIONS

600 EXISTING CONTOUR
800 PROPOSED CONTOUR

SBB STREAM BANK BUFFER
SBA STREAM BANK
S STREAM

..... LIMIT OF DISTURBANCE

..... EXISTING TREELINE
..... PROPOSED/ULTIMATE TREELINE

FP 100 YEAR FLOODPLAIN

EXISTING BUILDING
PROPOSED BUILDING

PROP. EDGE OF PAVEMENT
PROP. STORM DRAIN
EX. STORM DRAIN

STEEP SLOPES 25%+

GnA SOIL BOUNDARY
SOIL TYPE

WB METLAND BUFFER
LIMIT OF METLAND
METLAND AREA

BUILDING RESTRICTION LINE
PROPERTY LINE
EX. CURB AND GUTTER
EX. EDGE OF PAVEMENT

PROPOSED SEPTIC FIELD
25' SEPTIC / 5' SW SETBACK

PROPOSED WELL BOX
100' WELL / SEPTIC 4' WELL / INFILTRATIVE 5' SW SETBACK

PROPOSED WELL LOCATION
100' WELL / SEPTIC 4' WELL / INFILTRATIVE 5' SW SETBACK

PROPOSED FOREST CONSERVATION EASEMENT

DRY WELL (M-5)
(TWO'S UNLESS NOTED OTHERWISE)
(MAXIMUM DRAINAGE AREA = 1000 SF)
(PRIVATELY OWNED AND MAINTAINED)

200 GAL RAIN BARREL (M-1)
(MAXIMUM DRAINAGE AREA = 500 SF)
(PRIVATELY OWNED AND MAINTAINED)

MINIMUM CONSERVATION AREA WIDTH
SHEET FLOW TO CONSERVATION AREA (N-3)
(PRIVATELY OWNED AND MAINTAINED)

DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)
(PRIVATELY OWNED AND MAINTAINED)

ESD DRAINAGE DIVIDE

NOTE: THE TWO MICRO-BIORETENTION FACILITIES (M-6) WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA

GENERAL NOTES

1. SITE ANALYSIS DATA SHEET

AREA OF THE SITE	43.41 AC.
METLANDS	1.05 AC.
FLOODPLAINS	3.07 AC.
FORESTS	28.21 AC.
STEEP SLOPES 15% AND GREATER	5.94 AC.
ERODIBLE SOILS PROJECT AREA	1.61 AC.
LIMIT OF DISTURBANCE AREA	10.61 AC.
PROPOSED SITE USES	RESIDENTIAL
GREEN OPEN AREA	0.11 AC.
PROPOSED IMPERVIOUS AREA	2.51 AC.

2. APPLICABLE DRP FILE REFERENCE: N/A

NOTES

1. APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION PLANS OR PLATS AND/OR SITE DEVELOPMENT PLANS. 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/PLAT AND/OR SITE DEVELOPMENT PLAN 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.

2. THIS SITE IS SUBJECT TO SECTION 16.102 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL. FOREST CONSERVATION OBLIGATIONS WILL BE FILLED UNDER A FUTURE DEVELOPMENT PLAN.

PRELIMINARY STORMWATER MANAGEMENT REQUIREMENT

DEVELOPMENT AREA	15.3 AC.
% IMPERVIOUS	20%
Pe	1.2"

PRELIMINARY STORMWATER MANAGEMENT PROVIDED BY DEVICE

MICRO-BIORETENTION (M-6)	6,168 CU-FT
DRY WELLS (M-5)	2,736 CU-FT
RAIN BARRELS (M-1)	241 CU-FT
SHEETFLOW TO CONSERVATION (N-3)	1,758 CU-FT
NON-ROOFTOP DISCONNECT (N-2)	1,234 CU-FT
TOTAL	12,291 CU-FT
Pe Provided =	1.33"

ESD SUMMARY TABLE

AREA NO.	AREA (SF)	IMPERVIOUS	ESDv (GF)	Pe PROVIDED
DA 1	220,403	23%	6,859	1.49
Lot 3	2,400	100%	223	1.17
Lot 4	7,015	100%	625	1.13
Lot 5	5,304	100%	509	1.21
Lot 6	7,575	100%	734	1.22
Lot 7	7,250	100%	721	1.26
Lot 8	7,005	100%	670	1.21
Lot 9	9,850	100%	905	1.16
PAR A	11,250	100%	951	1.07
TOTAL	278,088	39%	12,297	1.33

REQUIRED ESDv 0.39" (278088 * (1.2 / 72) * 599) = 11,444 cf

PROVIDED ESDv 12,297 cf

ADDITIONAL ESDv REQUIRED FOR EXISTING WOODS IN 600' CONDITION (N-5) CLEARED ON LOTS TO BECOME GRASS OPEN SPACE (N-6).

EXISTING CONDITION RUNOFF: 0.08"
PROPOSED CONDITION RUNOFF: 0.17"
RUNOFF TO BE TREATED BY ESDv: 0.04"

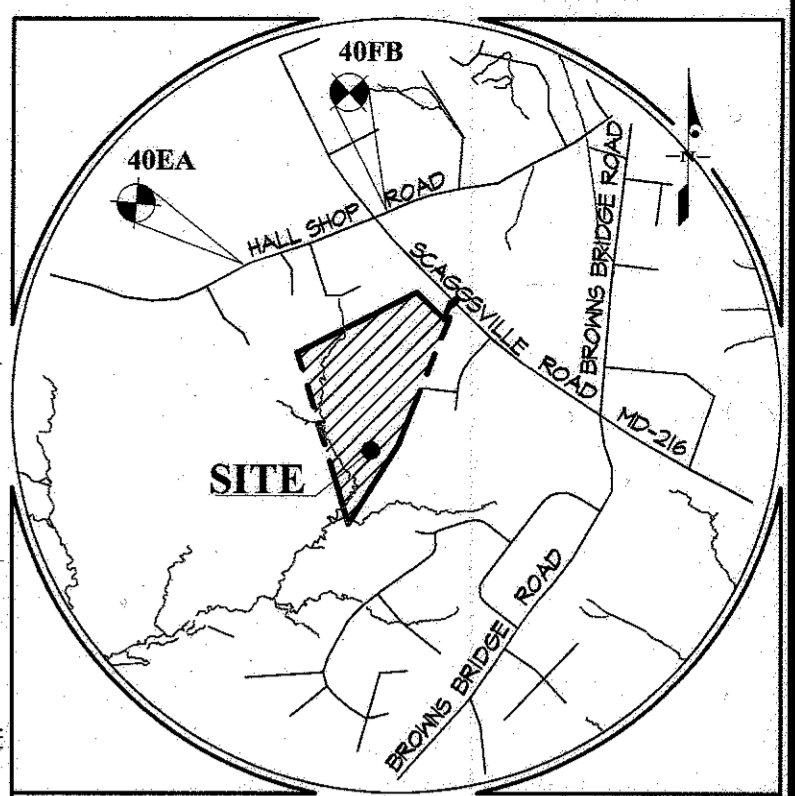
AREA OF CLEARED WOODS: 71,878 sq. ft.
ADDITIONAL ESDv: 599 c.f.

SOILS (on site)

Map Unit Symbol	Map Unit Name	Type	K Factor
BaA	Baile silt loam, 0 to 3 percent slopes	D	0.32
Co	Codorus and Habboro silt loams, 0 to 3 percent slopes	C	0.31
Gbb	Gladstone loam, 3 to 8 percent slopes	B	0.20
Gbc	Gladstone loam, 8 to 15 percent slopes	B	0.20
Gnb	Glenville-Baile silt loams, 0 to 8 percent slopes	D	0.31
MaD	Manor loam, 15 to 25 percent slopes	B	0.24

ON LOT MICRO-SCALE PRACTICES

LOT NO.	(M-1)	(M-3)	(M-4)	(M-5)	(M-6)	(M-7)	(M-8)
Lot 1	X			X			
Lot 2	X			X			
Lot 3	X			X			
Lot 4				X			
Lot 5	X			X			
Lot 6	X			X			
Lot 7	X			X			
Lot 8	X			X			
Lot 9	X			X			
PARCEL A	X			X			

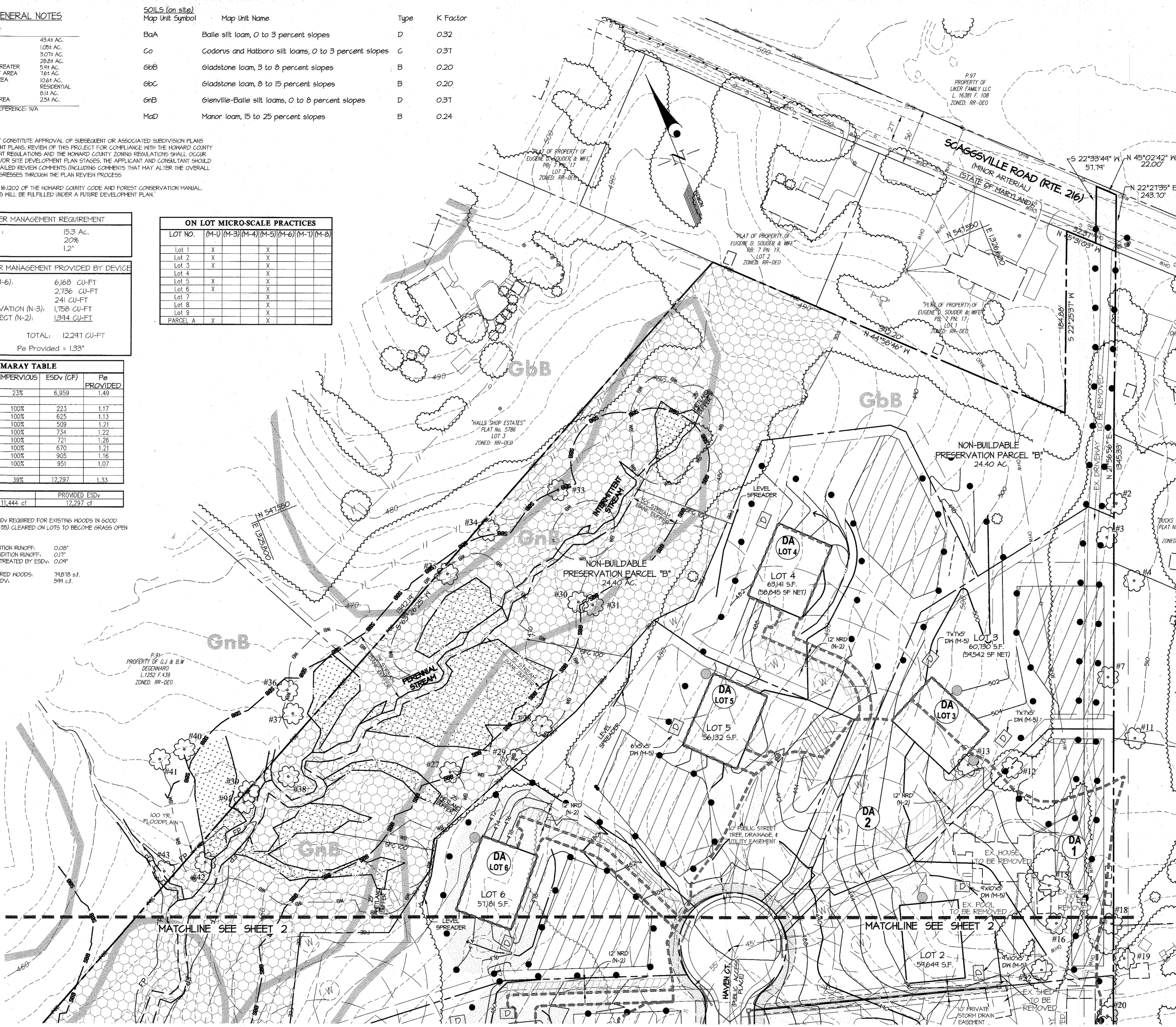


VICINITY MAP
SCALE: 1" = 2,000'

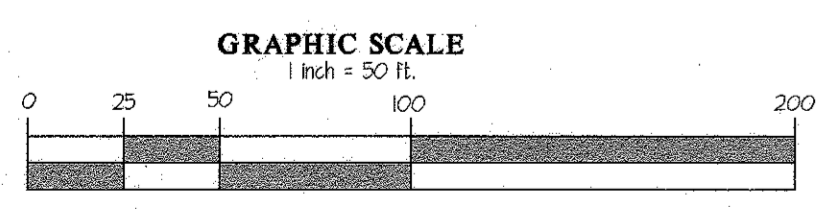
BENCHMARKS

40EA	ELEV. 503.201	N = 547,111.368	E = 152,451.036
40FB	ELEV. 504.340	N = 547,410.516	E = 152,000.848

ADC MAP: 31 GRID: C7



- SHEET INDEX**
1. ENVIRONMENTAL CONCEPT PLAN
 2. ENVIRONMENTAL CONCEPT PLAN
 3. ENVIRONMENTAL CONCEPT PLAN
 4. SEDIMENT CONTROL CONCEPT PLAN
 5. SEDIMENT CONTROL CONCEPT PLAN
 6. SEDIMENT CONTROL CONCEPT PLAN



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Kathleen... 12-08-16
Chief, Division of Land Development Date

[Signature] 12/15/16
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3509 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE: _____ REVISION: _____ BY: _____ APPR: _____

DATE	REVISION	BY	APPR.

PREPARED FOR / OWNER:
THE WILBUR AND EVELYN HINKLE FAMILY
LIMITED PARTNERSHIP
3067 SHORECREST BAY DR
MURRELLS INLET, SC 29576
ATTN: BARBARA DAWSON

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 28, 2018

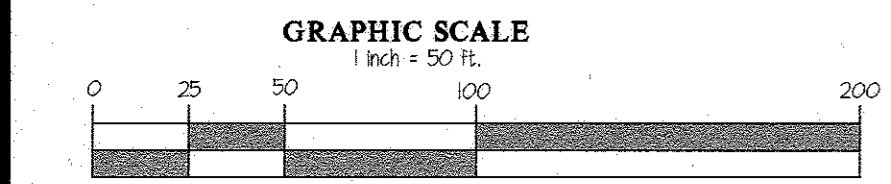
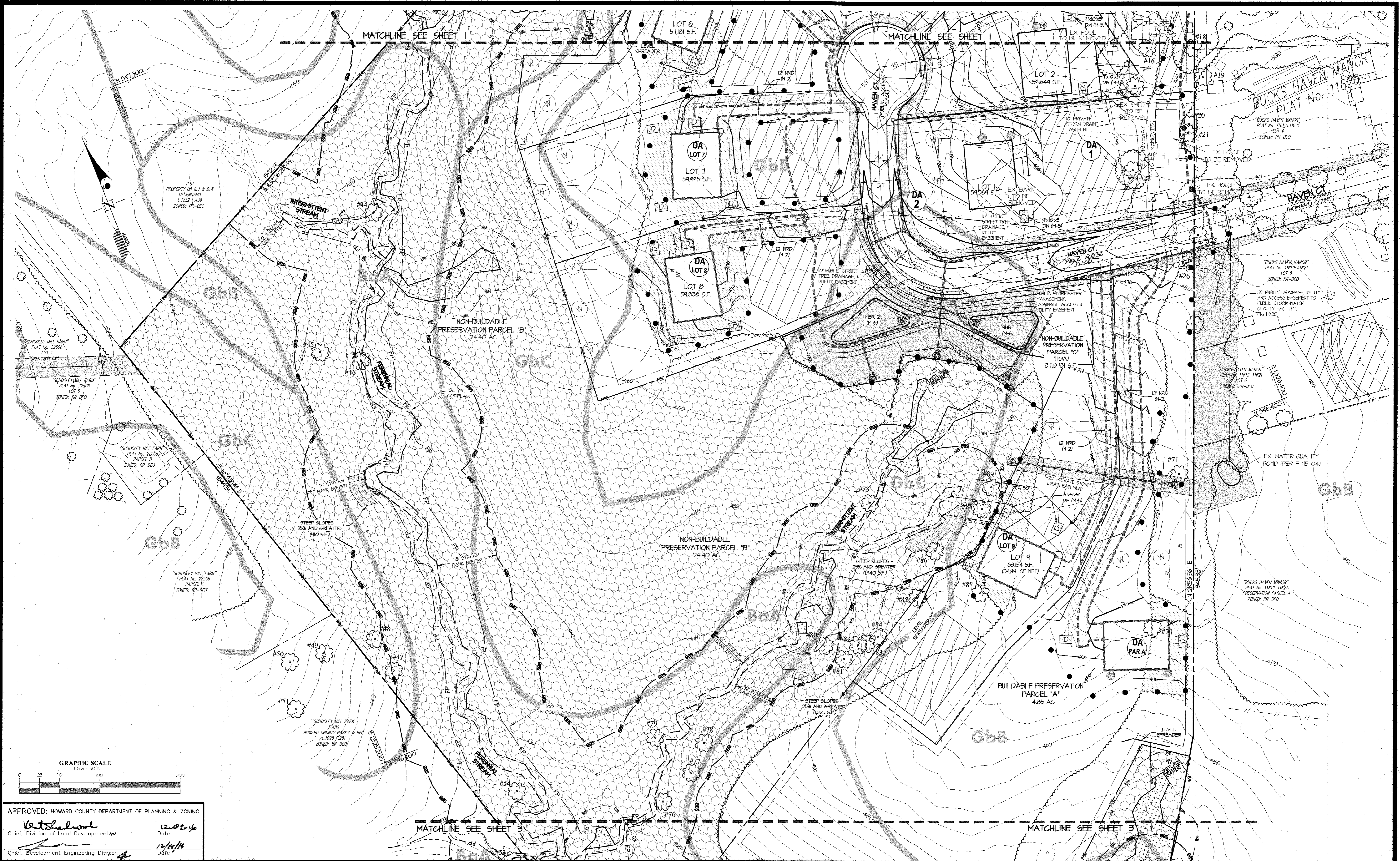
12-5-16 *[Signature]*

ENVIRONMENTAL CONCEPT PLAN

HINKLE PROPERTY
LOTS 1-9, Buildable Preservation Parcel 'A', & Non-Buildable Preservation Parcels 'B', & 'C'
TAX PARCEL 93
LIBER 4637 FOLIO 68

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RR-DEO	14067
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	40-11	1 OF 6



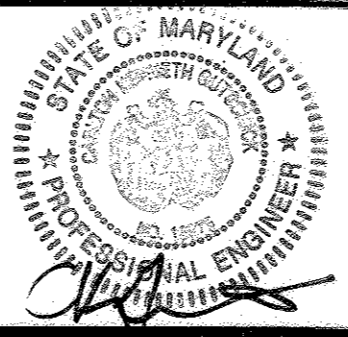
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
K. Vetsch
 Chief, Division of Land Development
 Date: 12/28/16
[Signature]
 Chief, Development Engineering Division
 Date: 12/14/16

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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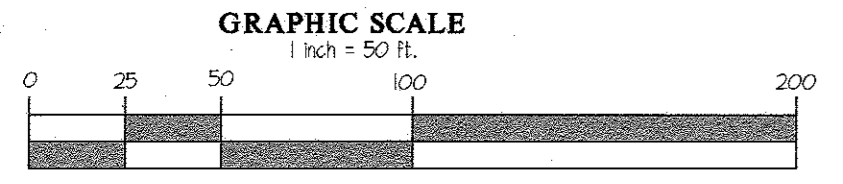
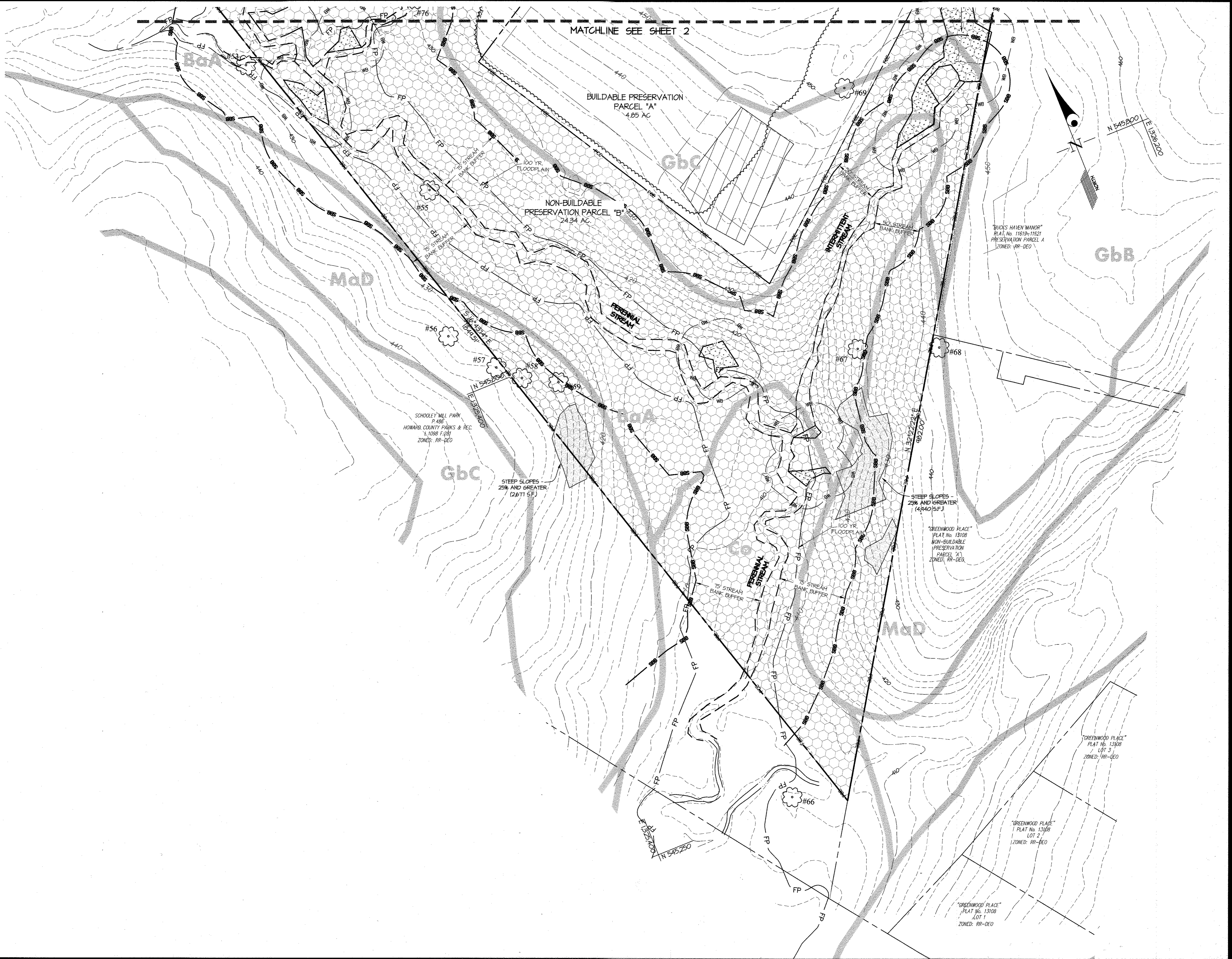


ENVIRONMENTAL CONCEPT PLAN
HINKLE PROPERTY
 LOTS 1-9, Buildable Preservation Parcel 'A', &
 Non-Buildable Preservation Parcels 'B', & 'C'
 TAX PARCEL 93
 LIBER 4637 FOLIO 68
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RR-DEO	14067
DATE	TAX MAP - GRID	SHEET
SEPT., 2016	40 - 11	2 OF 6

ESD DESIGN NARRATIVE:
 THE STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY A COMBINATION OF MICRO-SCALE PRACTICES PER CHAPTER 5 OF THE NEW STORMWATER DESIGN MANUAL. THE DEVELOPMENT AREA OF THE SITE IS 20% IMPERVIOUS WHICH WILL REQUIRE A FE OF L2'. A MAJORITY OF THE LOT DRIVEWAY AREA WILL BE INITIALLY TREATED BY NON-ROOFTOP DISCONNECT (N-2). MOST OF THE ROOFTOP AREA WILL BE TREATED BY DRY WELLS (M-5). IN THE BACKYARDS WHERE DRYWELLS ARE NOT FEASIBLE, 200 GALLON RAIN BARRELS (M-4) WILL BE USED. SHEET FLOW TO CONSERVATION AREA (N-3) WILL BE USED FOR THE LOTS THAT ARE ADJACENT TO FOREST CONSERVATION EASEMENTS. LEVEL SPREADERS WILL BE INSTALLED AT THE EDGE OF THE LOTS TO ENSURE THAT THE RUNOFF ENTERS THE CONSERVATION AREAS AS SHEET FLOW. MOST OF THE LOT AREA FROM LOTS 1-3 AND THE PUBLIC ROAD WILL ALL DRAIN TO TWO MICRO BIO-RETENTION (M-6) FACILITIES LOCATED IN NON-BUILDABLE PRESERVATION PARCEL C. THE MICRO-BIORETENTION FACILITIES WILL OUTLET TO OPEN SPACE ADJACENT TO ONE OF THE STREAMS ON SITE. THE MICRO-BIORETENTION FACILITIES WILL BE JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA. ALL OTHER STORMWATER PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED. THERE ARE NO EXISTING UTILITIES IN THE VICINITY OF THE STORMWATER DEVICES. ALL OF THE PROPOSED UTILITIES HAVE BEEN DESIGNED TO TAKE INTO ACCOUNT THE LOCATION AND ELEVATIONS OF THE PROPOSED STORMWATER DEVICES.

THE PROPOSED DEVELOPMENT HAS BEEN CLUSTERED TO PROTECT NATURAL RESOURCES ON THE SITE AND REDUCE THE AMOUNT OF IMPERVIOUS AREA REQUIRED FOR THE DEVELOPMENT. OVER 57% OF THE SITE, ABOUT 25 ACRES, WILL BE PRESERVATION PARCELS. STREAM BUFFERS, WETLAND BUFFERS, FLOODPLAIN EASEMENTS AND FOREST CONSERVATION EASEMENTS WILL BE PLACED OVER ALL OF THE ENVIRONMENTALLY SENSITIVE AREAS. ALL OF THE FOREST CONSERVATION REQUIREMENTS WILL BE MET ON SITE. THERE ARE NO PROPOSED DISTURBANCES TO THE STREAMS, WETLANDS, OR FLOODPLAIN. 41 OF 62 SPECIMEN TREES ON SITE WILL BE SAVED AND PUT INTO A CONSERVATION EASEMENT. 11 ADDITIONAL SPECIMEN TREES ARE ON LOTS BUT OUTSIDE OF THE LIMIT OF DISTURBANCE. THE NATURAL FLOW PATTERNS ON THE SITE WILL BE MAINTAINED. THE DRAINAGE AREA TO ALL THREE STREAMS ON SITE WILL REMAIN THE SAME. THE SEDIMENT CONTROLS HAVE BEEN PRELIMINARILY DESIGNED SO THEY DO NOT INCREASE THE LIMIT OF DISTURBANCE.



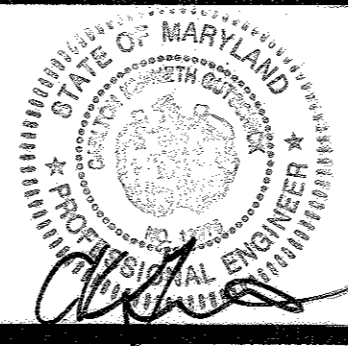
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Wesley Cole 12-08-16
 Chief, Division of Land Development MW Date
[Signature] 12/14/16
 Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR / OWNER:
 THE WILBUR AND EVELYN HINKLE FAMILY
 LIMITED PARTNERSHIP
 3067 SHORECREST BAY DR
 MURRELLS INLET, SC 29576
 ATTN: BARBARA DAWSON

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 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. 12976
 EXPIRATION DATE: MAY 26, 2018
 12-5-16



ENVIRONMENTAL CONCEPT PLAN
HINKLE PROPERTY
 LOTS 1-9, Buildable Preservation Parcel 'A', &
 Non-Buildable Preservation Parcels 'B', & 'C'
 TAX PARCEL 93
 LIBER 4637 FOLIO 68
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RR-DEO	14067
DATE	TAX MAP - GRID	SHEET
SEPT, 2016	40-11	3 OF 6

- LEGEND**
- LIMIT OF DISTURBANCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - SSF — PROPOSED SUPER SILT FENCE
 - ➔ EARTH DIKE / CLEAN WATER DIVERSION
 - PROPOSED TEMPORARY STOCKPILE AREA
 - EXISTING TREE LINE
 - FP — 100 YEAR FLOODPLAIN
 - HIGHLY ERODIBLE SOIL

SOILS (on site)

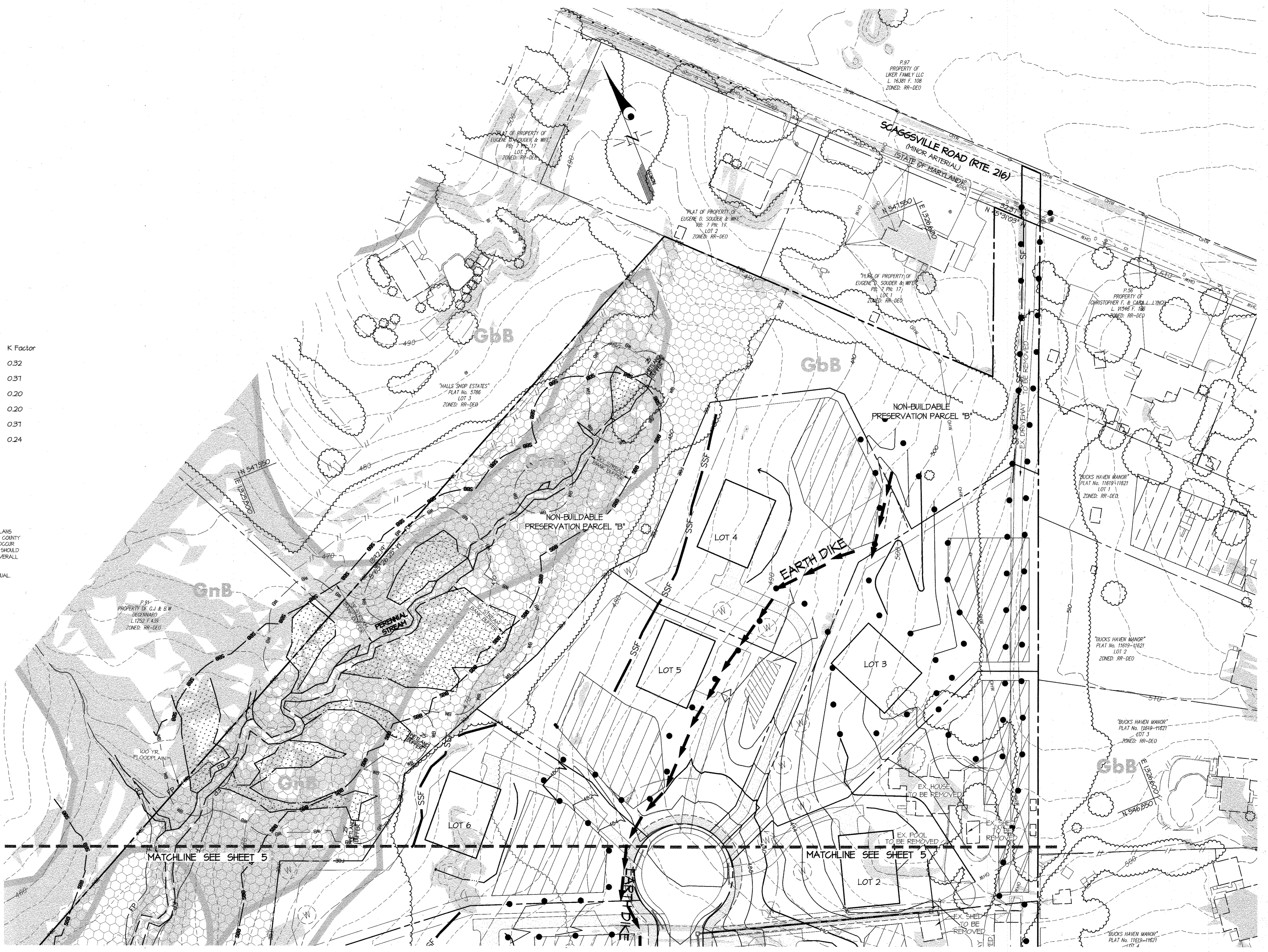
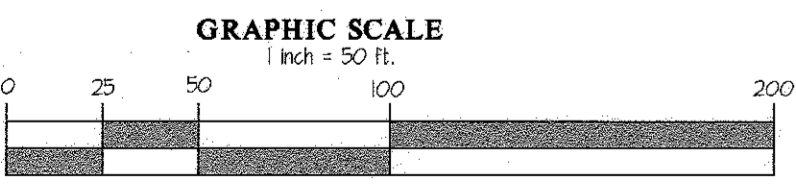
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HOWARD COUNTY SOIL MAP NUMBER: 22 - CLARKSVILLE 5M

NOTES

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Walter L. ... 12-03-16
Chief, Division of Land Development Date

[Signature] 12/1/16
Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3929 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

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12-5-16

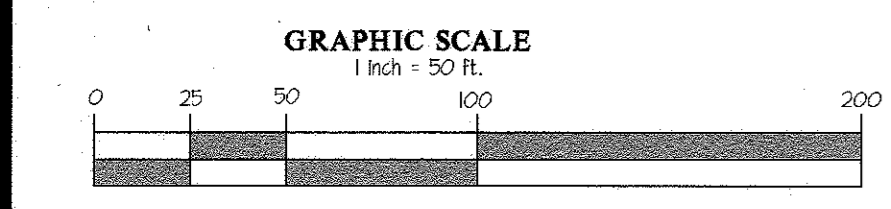
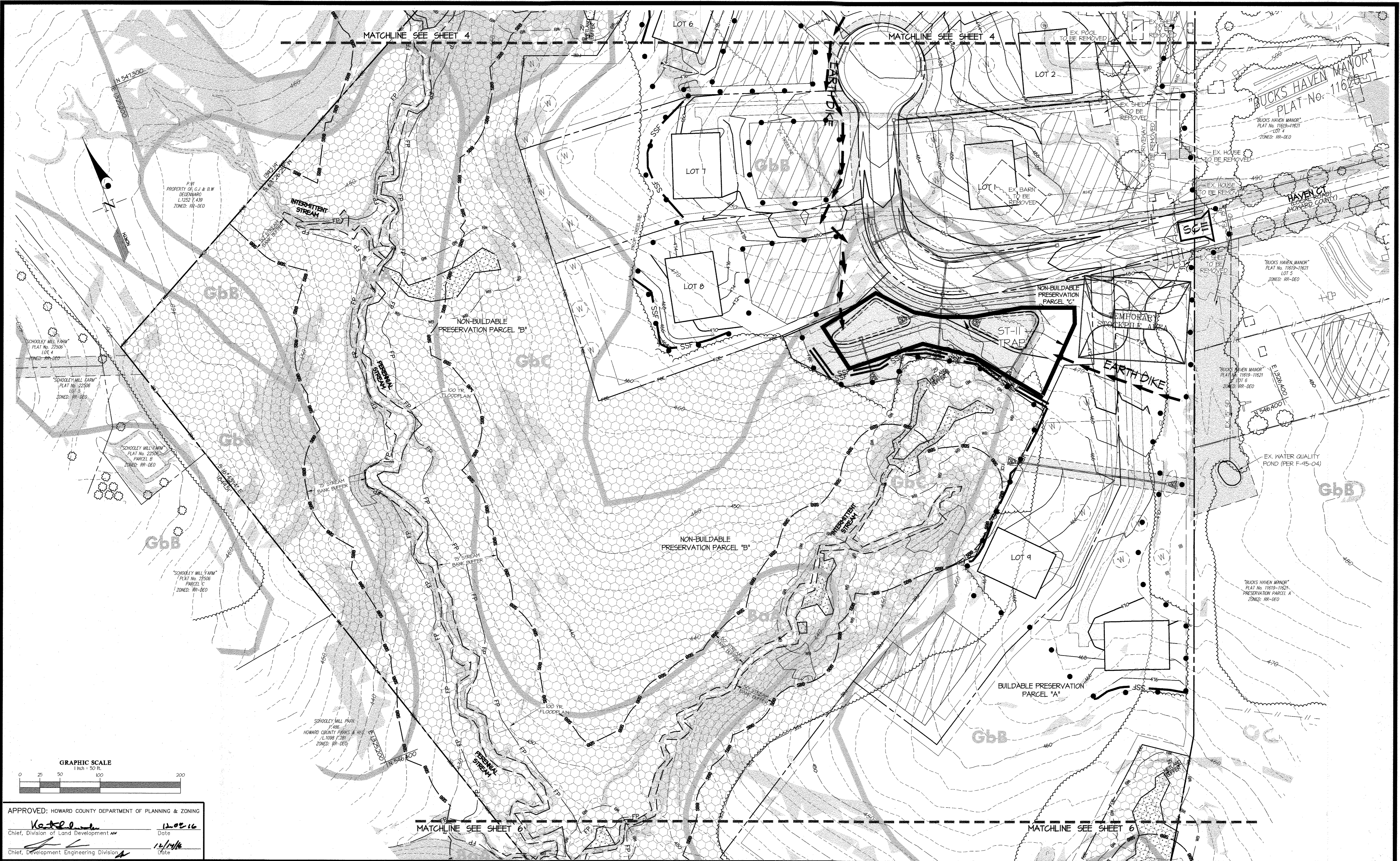
SEDIMENT CONTROL CONCEPT PLAN

HINKLE PROPERTY
LOTS 1-9, Buildable Preservation Parcel 'A', & Non-Buildable Preservation Parcels 'B', & 'C'
TAX PARCEL 93
LIBER 4637 FOLIO 68

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RR-DEO	14067
DATE	TAX MAP - GRID	SHEET
SEPT, 2016	40-11	4 OF 6

HOWARD COUNTY, MARYLAND



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

K. K. K. 12-02-16
Chief, Division of Land Development Date

J. J. J. 12/14/16
Chief, Development Engineering Division Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APP'R.

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12-5-16 *CLW*

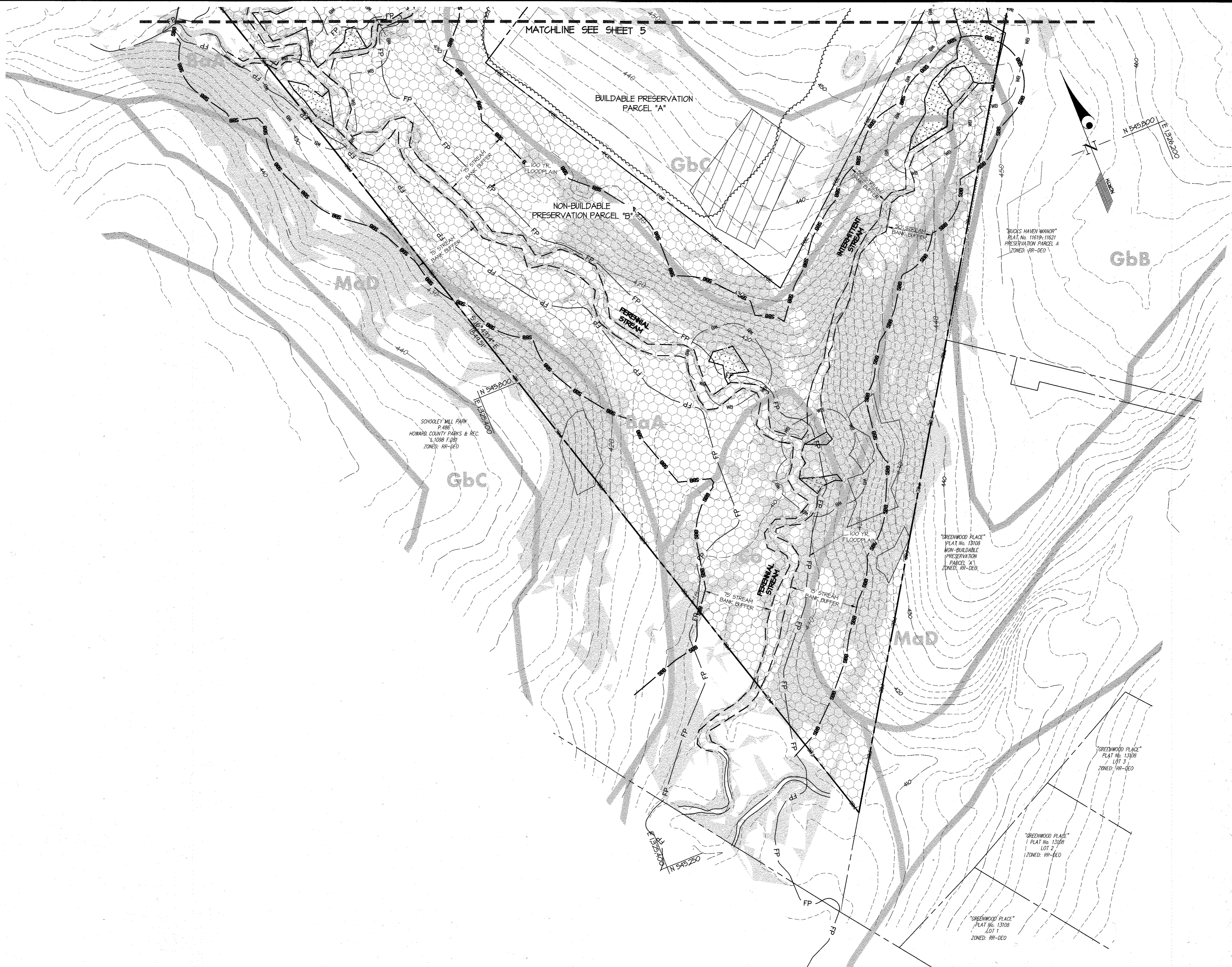


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SEPT., 2016	40-11	5 OF 6



MATCHLINE SEE SHEET 5

BUILDABLE PRESERVATION PARCEL 'A'

NON-BUILDABLE PRESERVATION PARCEL 'B'

MdD

Gbc

Gbb

Gbc

MdD

SCHOOLY MILL PARK
PLAT No. 1088
HOWARD COUNTY PARKS & REC
L 1088 F 881
ZONED: RR-DEO

'GREENWOOD PLACE'
PLAT No. 13108
NON-BUILDABLE
PRESERVATION
PARCEL 'A'
ZONED: RR-DEO

'GREENWOOD PLACE'
PLAT No. 13108
LOT 3
ZONED: RR-DEO

'GREENWOOD PLACE'
PLAT No. 13108
LOT 2
ZONED: RR-DEO

'GREENWOOD PLACE'
PLAT No. 13108
LOT 1
ZONED: RR-DEO

GRAPHIC SCALE
1 inch = 50 ft.



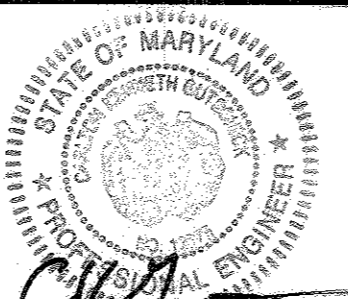
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Kathleen 12-03-16
 Chief, Division of Land Development Date
J. L. P. 12/14/16
 Chief, Development Engineering Division Date

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