ENVIRONMENTAL CONCEPT PLAN
BAUGHER PROPERTY
LOT 5
TAX MAP No.31 GRID No. 07 PARCEL NO. 415
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SHEET INDEX

STORMWATER MANAGEMENT PRACTICES

LOT	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	INFILTRATION BERMS (M-4) Y/N, NUMBER	DRY WELLS (M-5) Y/N, NUMBER	MICRO-BIORETENTION (M-6) Y/N, NUMBER
5	NO	NO	NO	NO	YES, Four (4)	YES, One (1)

STORMWATER MANAGEMENT SUMMARY

AREA ID.	ESDv REQUIRED CU.FT.	ESDv PROVIDED CU.FT.	REMARKS
SITE	796	903	DRYWELLS (M-5) & MICRO-BIORETENTION (M-6)
TOTAL	796	903	

GROSS AREA = 0.79 AC. (TOTAL)
LOD = 0.69 ACRES
RCN = 55.0
TARGET Pe = 1.2"

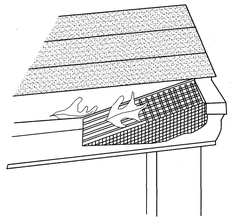
Rv = 0.05 + (0.009) (I); I=17
=0.21
S =0.26 (100% 'B' Soils)
Rev =(S) (Rv) (A)/12
= (0.26) (0.21) (0.79)/12
= 0.0036 ac-ft or 157 cu-ft

STORMWATER MANAGEMENT NOTES

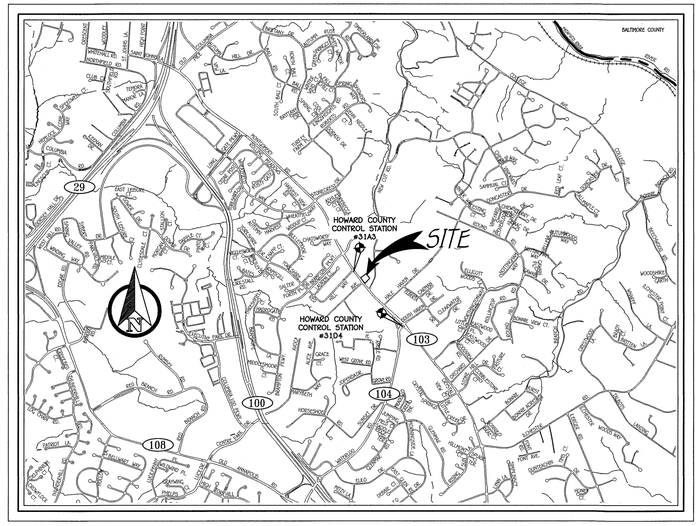
1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
3. DRYWELLS SHALL BE PROVIDED AT LOCATIONS 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.

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
B. THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
D. 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.
E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
F. 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.



GUTTER DRAIN FILTER DETAIL
NOT TO SCALE

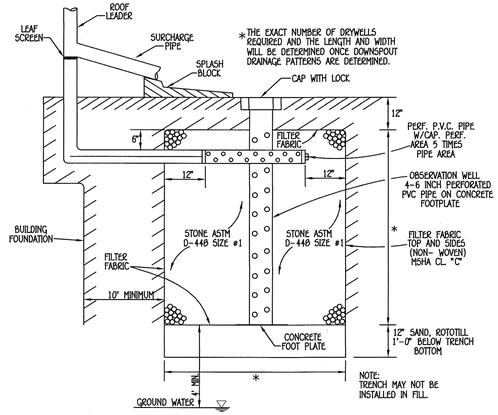


VICINITY MAP
SCALE: 1" = 2,000'
REFER TO HOWARD CO. ADC MAP 28-A5

0' 2,000' 4,000' 8,000'
SCALE: 1" = 2,000'

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

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil (2' to 4' deep)	loamy sand 60-65% compost 35-40% or sandy loam 30% coarse sand 30% compost 40%		USDA soil types loamy sand or sandy loam; clay content <5%
Organic Content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum
Pea gravel diaphragm	pea gravel: ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	No. 57 or No. Aggregate (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row, minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n.a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading (H-10 or H-20); allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.



DRY WELL DETAIL (M-5)
NOT TO SCALE

DRY WELL CHART

DRYWELL NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT	L W D
5-A	900 SQ. FT.	86 C.F.	128 C.F.	100%*	10' x 8' x 4'
5-B	900 SQ. FT.	86 C.F.	128 C.F.	100%*	10' x 8' x 4'
5-C	900 SQ. FT.	86 C.F.	128 C.F.	100%*	10' x 8' x 4'
5-D	900 SQ. FT.	86 C.F.	128 C.F.	100%*	10' x 8' x 4'

GENERAL NOTES

1. BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED MAY, 2019. TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SUVERY PERFORMED BY FISHER, COLLINS & CARTER, INC. IN MAY, 2019 AND SUPPLEMENTED WITH HOWARD COUNTY GIS TOPOGRAPHY AT 5' CONTOUR INTERVAL INTERPOLATED FOR 2' CONTOUR INTERVAL.
2. 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. 31A3 AND 3104 WERE USED FOR THIS PROJECT.
   Sta. 31A3 N 573,217.089 E 1,368,237.788 Elev.= 486.905
   Sta. 3104 N 571,700.664 E 1,369,606.417 Elev.= 494.445
3. PREVIOUS DPZ FILE NUMBERS: PLAT BOOK 7, PAGE 4.
4. 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.
5. THIS PROPERTY IS LOCATED INSIDE THE METROPOLITAN DISTRICT. LOTS TO BE SERVED PUBLIC WATER AND PUBLIC SEWER, CONTRACT #12-W & #19-S.
6. ANY DAMAGE TO THE STATE'S OR COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
7. THE SUBJECT PROPERTY IS ZONED R-ED (PER DATE 10/06/2013 COMPREHENSIVE ZONING PLAN.
8. 100 YEAR FLOODPLAIN, WETLANDS, STREAM(S) AND/OR THEIR BUFFERS, NOR STEEP SLOPES EXIST ON-SITE.
9. NO FOREST STANDS EXIST ON-SITE. SEE ENVIRONMENTAL FINDINGS LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MARCH 15, 2017
10. LANDSCAPING WILL BE PROVIDED AT THE SITE PLAN STAGE OF THIS PROJECT.
11. FOREST CONSERVATION REQUIREMENTS FOR THIS PROPOSED RESUBDIVISION WILL BE PROVIDED AT THE SITE PLAN STAGE OF THIS PROJECT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. IT IS ANTICIPATED THAT THE SUBJECT PROPERTY IS EXEMPT BECAUSE IT IS BELOW THE 40,000 SQ.FT.THRESHOLD FOR THE REGULATION.
12. A SOIL BORING WILL BE REQUIRED FOR THIS PROJECT SINCE DRYWELLS AND AMICRO-BIORETENTION POND IS BEING UTILIZED.
13. 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.
14. APPROVAL OF THIS ECP BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT PROVIDE APPROVAL OF THE SHOWN SEDIMENT CONTROLS.
15. NO STRUCTURES EXISTS ON THE PROPERTY.
16. SOILS SHOWN HEREON ARE BASED ON THE NRCS WEBSOIL SURVEY AND HOWARD COUNTY SOIL MAP #19.
17. NO HISTORICAL FEATURES OR CEMETERIES ARE ON SITE.
18. THIS SITE IS NOT WITHIN THE TIBER BRANCH WATERSHED BOUNDARY.

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:
The subject property is 0.794 acres along Montgomery Road, between New Cut Road and Baugher Farm Road. The parcel is shown as parcel 415 on County Tax Map 31 and also known as Lot 5, Property of Russell H. Baugher, Plat book 7, page 4. The surrounding land use includes low density residential. The subject property is currently vacant. It is maintained as a lawn. White pine screen plantings appear to be located offsite on the adjacent properties to the northeast and southeast.
No portion of the property is considered forest.
No wetlands, streams or buffers are present on or immediately adjacent to the property.
No rare, threatened, or endangered species are present on the property.
No historic features or cemeteries are known to occur on the property.
No 100 year floodplain is present on the property.
No steep slopes are present on the property
The subject property is not subject to the Forest Conservation Act requirements because it is below the 40,000 sq.ft. threshold for the regulation.

I. Natural Resource Protection:
Environmentally sensitive features such as wetlands, streams, stream buffers, steep slopes, floodplain and forested areas do not exist on-site. The site contains no specimen trees.

II. Maintenance of Natural Flow Patterns:
Nature flow patterns will be maintained. Existing and proposed runoff flows mostly toward the southwest portion of the site.

III. Reduction of impervious areas through better site design, alternative surfaces and Nonstructural Practices
A single driveway will be provided for the dwelling on Lot 5 but most of it will be treated by Micro-Bioretentions (M-6)

IV. Integration of Erosion and Sediment Controls into Stormwater Strategy:
Super Silt Fence will be utilized to provide erosion and sediment control.

V. Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP)
The full required ESD volume is being provided.

VI. Request for a Design Manual Waiver:
No waivers related to stormwater management are required.

SITE ANALYSIS DATA CHART

A. TOTAL AREA OF THIS SUBMISSION = 0.794 AC.±.
B. LIMIT OF DISTURBED AREA = 29,900 SQ.FT. OR 0.69 Ac.±
C. PRESENT ZONING DESIGNATION = R-20
   (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
D. PROPOSED USE: RESIDENTIAL
E. PREVIOUS HOWARD COUNTY FILES: N/A
F. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC.±
G. TOTAL AREA OF MODERATE STEEP SLOPES: 15%-24.9% = 0.00 AC±
   TOTAL AREA OF 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 = 0.794 AC±
M. TOTAL GREEN OPEN AREA = 0.65 AC±
N. TOTAL IMPERVIOUS AREA = 0.14 AC±
O. TOTAL AREA OF ERODIBLE SOILS = 0.00 AC.±
P. TOTAL AREA OF ROAD DEDICATION = 0.00 AC.±

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: 07/15/2021.

Signature Of Professional Land Surveyor — Dec. 11, 2019 DATE

STATE OF MARYLAND — TODD M. HILL — NO. 21351 — PROFESSIONAL LAND SURVEYOR

Approved: Department Of Planning And Zoning

Chief, Development Engineering Division — 1.15.20 Date

Chief, Division Of Land Development — 12/23/19 Date

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

OWNER/DEVELOPER
ANDY AHN & PARK JIWON
4596 ROUNDHILL ROAD
ELLICOTT CITY, MARYLAND 21043
410-440-9706

BAUGHER PROPERTY
LOT 5
4773 MONTGOMERY ROAD
TAX MAP NO.: 31 GRID NO.: 7 PARCEL NO.:415
ZONED R-20
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: DEC. 10, 2019
SHEET 1 OF 2

ECP-19-058

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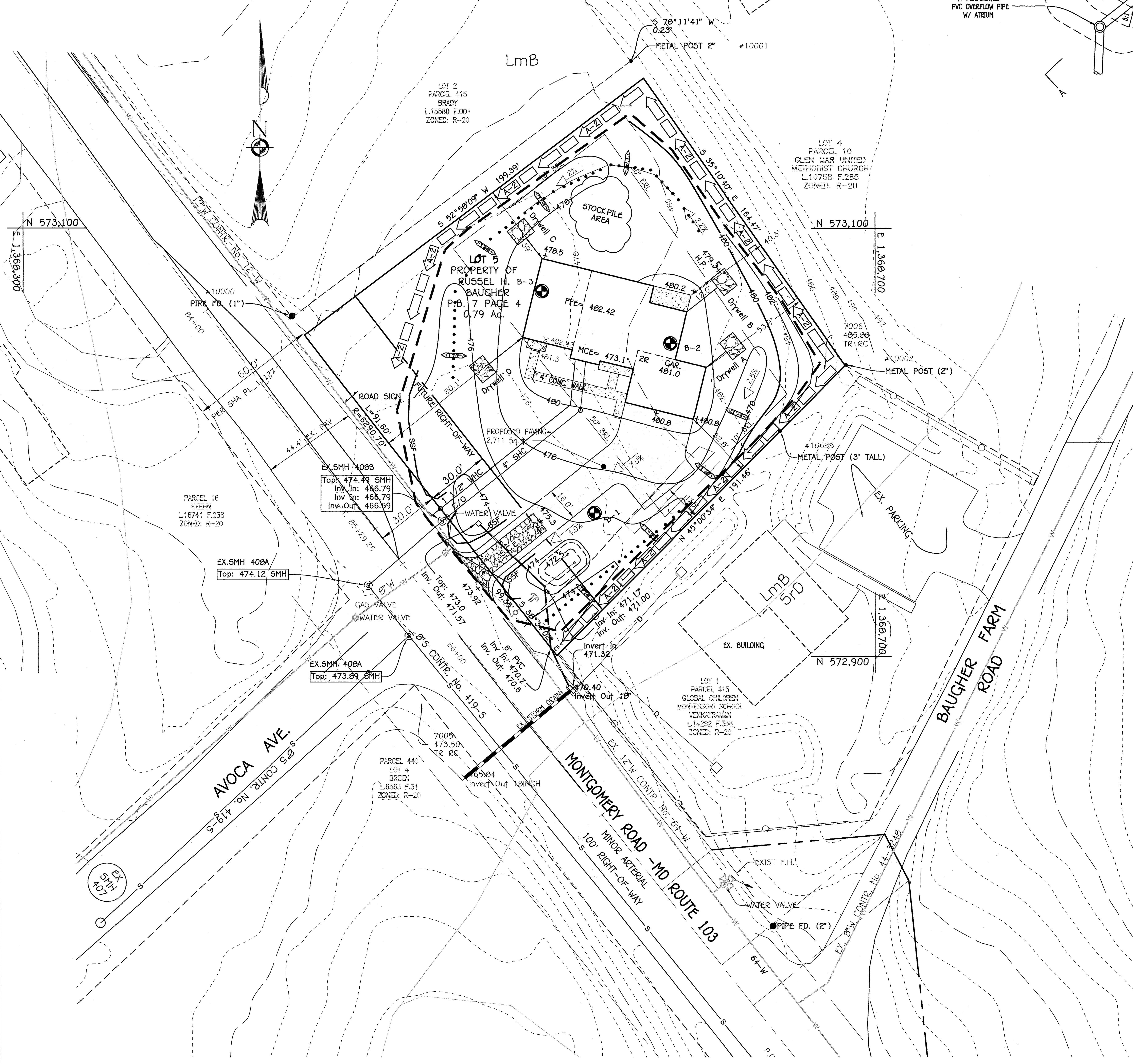
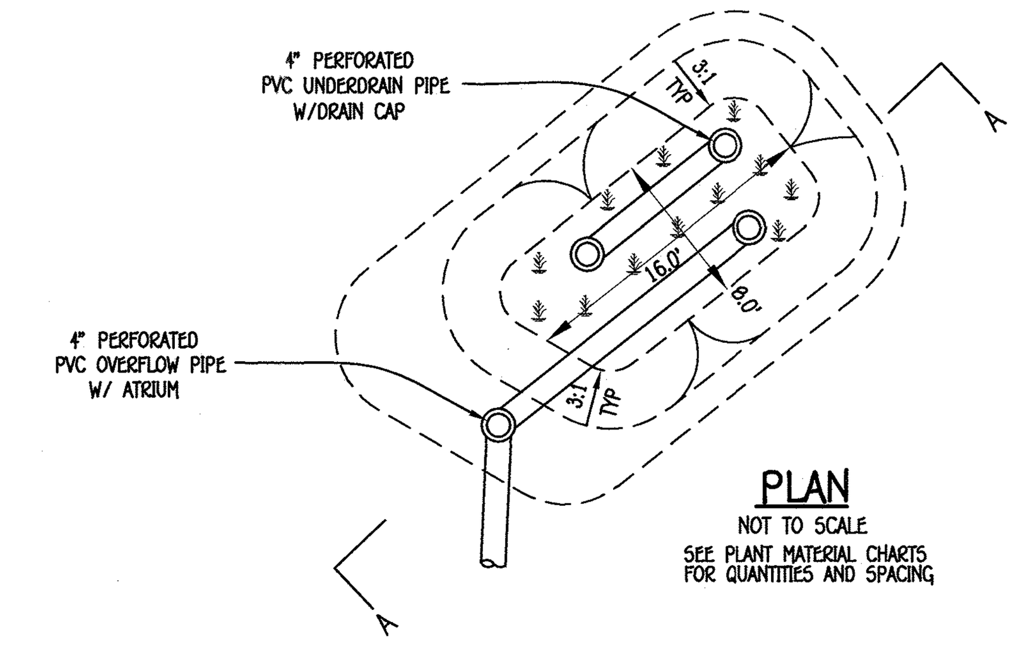
SOILS LEGEND

SOIL	NAME	CLASS	'K' VALUE
LmB	Legore-Montalto silt loams, 3 to 8 percent slopes	B	0.64

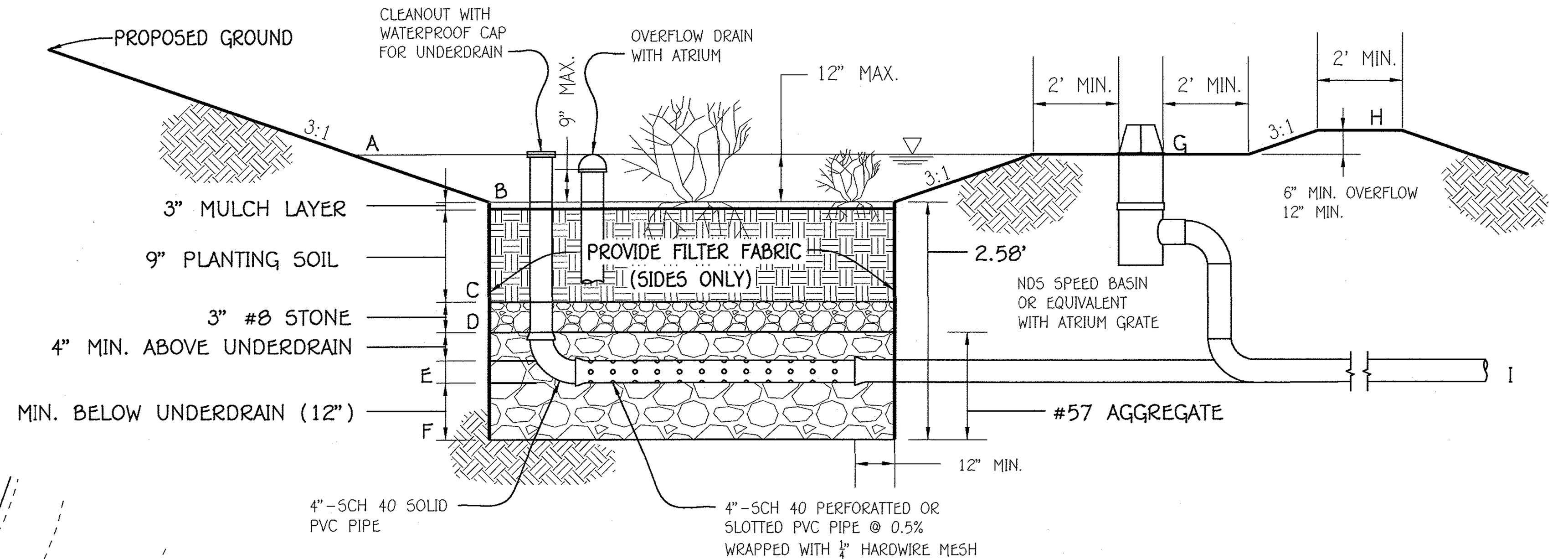
HOWARD COUNTY SOILS MAP No. 19; SAVAGE NE





LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
492	EXISTING 2' CONTOURS	482	PROPOSED CONTOUR
490	EXISTING 10' CONTOURS	+362.5	SPOT ELEVATION
GgB / GgC	SOILS LINES AND TYPE	LOD	LIMITS OF DISTURBANCE
	EXISTING TREELINE		DRAINAGE AREA DIVIDE
	INDIVIDUAL TREES & SHRUBS	SF	SILT FENCE
x x	EXISTING FENCE LINE	SSF	SUPER SILT FENCE
	EXISTING & PROPOSED PAVING	TSSMC	TEMPORARY SOIL STABILIZATION MATTING
T.B.R.	TO BE REMOVED		STABILIZES CONSTRUCTION ENTRANCE
	PROPOSED BORINGS	A2	PROPOSED EARTH DIKE
			STONE CHECK DAMS



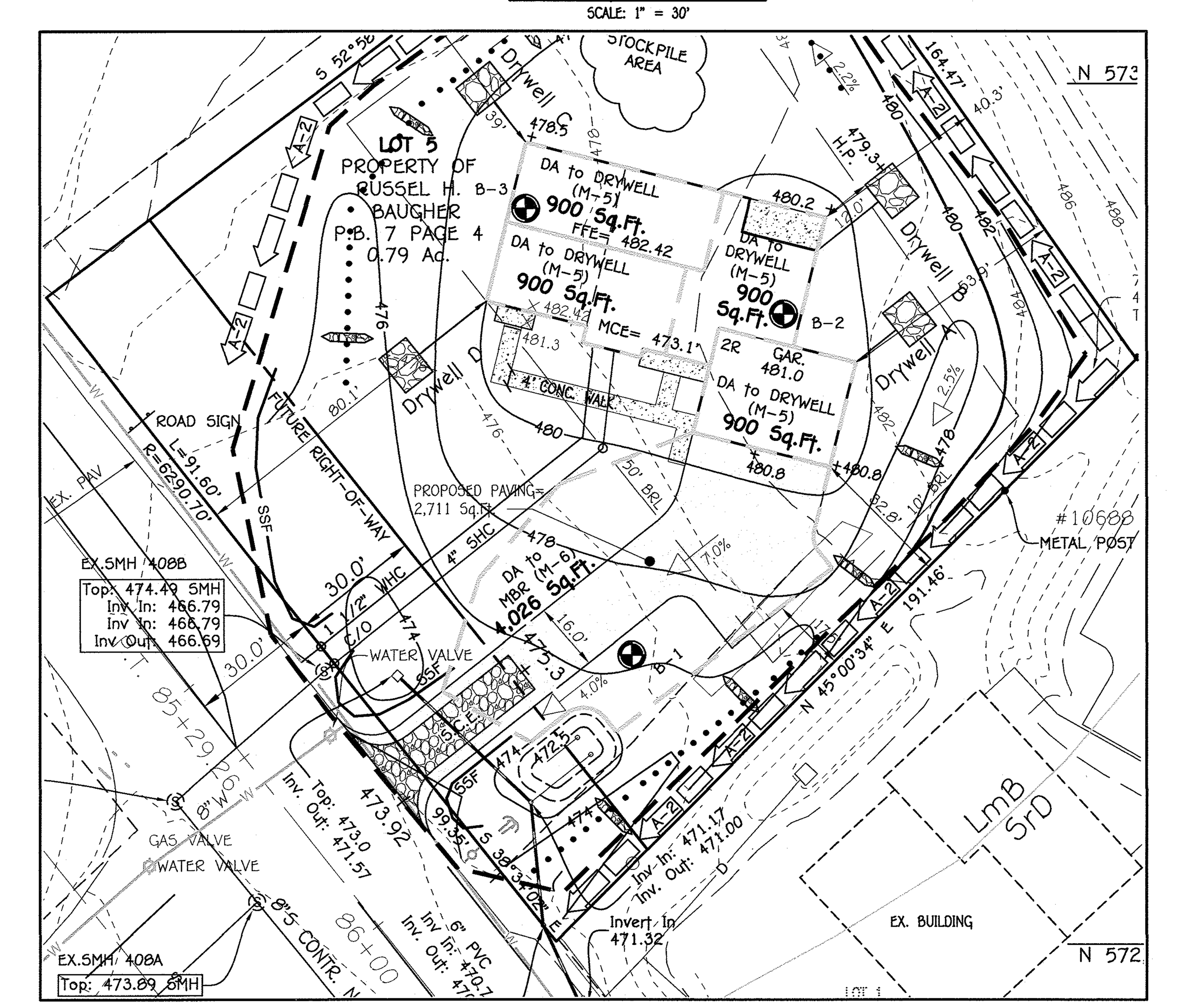
MICRO-BIORETENTION FACILITY WITH 4" OVERFLOW DISTRIBUTION PIPE

NO SCALE

MICRO-BIORETENTION / BIORETENTION									
BIORETENTION FILTER	A	B	C	D	E	F	G	H	I
LOT 5	473.5	472.5	471.5	471.25	470.58	469.58	472.5	474.0	470.5

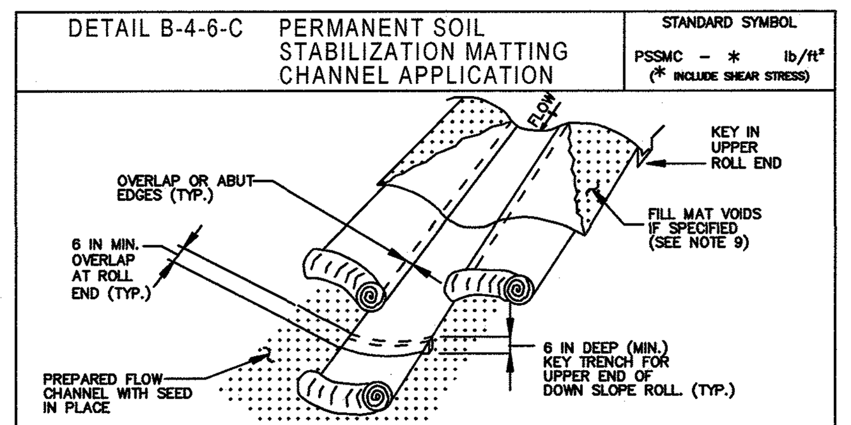
DRAINAGE AREA MAP

SCALE: 1" = 30'



DETAIL B-4-6-C PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL: PSSMC = # lb/ft² (# INCLUDE SHEAR STRESS)



CONSTRUCTION SPECIFICATIONS:

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1 ½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS, UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTER LINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
7. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEYED AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.
10. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SHEAR STRESS FOR PSSMC = γ(weight density) * R(water depth) * Sw(slope) = shear stress
SHEAR STRESS FOR PSSMC (LOT 5, North) = 62.4 LBS/FT³ x 0.153 FT x 0.020 = 0.19 LBS/FT²
SHEAR STRESS FOR PSSMC (LOT 5, South) = 62.4 LBS/FT³ x 0.146 FT x 0.025 = 0.23 LBS/FT²

0' 30' 60' 120'

SCALE: 1" = 30'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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(410) 461 - 2855

Approved: Department Of Planning And Zoning

Chief, Development Engineering Division — 1.15.20 Date

Chief, Division Of Land Development — 12/23/19 Date

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OWNER/DEVELOPER
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BAUGHER PROPERTY
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ZONED R-20
~~FIRST~~ 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
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SHEET 2 OF 2

ECP-19-058