

SHEET INDEX	
SHEET NO.	DESCRIPTION
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2	ENVIRONMENTAL CONCEPT PLAN

ENVIRONMENTAL CONCEPT PLAN

8500 HILL STREET

ZONING: R-VH (RESIDENTIAL: VILLAGE HOUSING)

TAX MAP No. 25A GRID No. 14 PARCEL No. 319

SECOND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SWM NARRATIVE

INTRODUCTION:
THIS REPORT WILL DEMONSTRATE HOW THE CRITERIA SET FORTH IN THE MARYLAND STORMWATER DESIGN MANUAL, VOLUMES 1 AND 2 (EFFECTIVE OCTOBER 2020; REVISED MAY 2023) 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.

GENERAL SITE CONDITIONS:
8500 HILL STREET IS A 6,271 SQUARE FOOT LOT CURRENTLY UNDEVELOPED. THE PROPERTY IS ZONED R-VH AND LOCATED ON TAX MAP 25A IN THE HISTORIC ELICOTT CITY AREA OF HOWARD COUNTY. THE SITE SLOPES FROM NORTH TO SOUTH AND DRAINS TO CAT ROCK RUN STREAM TO THE SOUTH OF THIS LOT WHICH DRAINS TO THE TIBER HUDSON BRANCH AND TO THE PATAPSCO RIVER. PUBLIC WATER AND SEWER WILL BE UTILIZED FOR THIS PROJECT. THE SOILS ON SITE ARE CLASS 'C' SOILS, CO CODORUS AND HATBORO SILT LOAMS, Gb GLENVILLE-CODORUS SILT LOAMS, AND Mpf MANOR-BANNERTOWN SANDY LOAMS. THE SITE IS RECTANGULAR IN SHAPE AND THERE IS NO FOREST OR SPECIMEN TREES ON THIS SITE. THIS SITE IS IN THE PATAPSCO RIVER WATERSHED (02130906). THE SITE DISTURBANCE IS UNDER 5,000 SF.

I. NATURAL RESOURCE PROTECTION:
THERE ARE STEEP SLOPES AND A STREAM BUFFER ON THE SITE. A SMALL PORTION OF THE STEEP SLOPES AND STREAM BUFFER WILL BE IMPACTED. NO SPECIMEN TREES, FOREST, WETLANDS OR FLOODPLAIN ARE IMPACTED ON THE SITE.

II. MAINTENANCE OF NATURAL FLOW PATTERNS:
IT IS THE INTENT OF THE PROPOSED DESIGN TO DISCHARGE RUNOFF SIMILAR TO THE CHARACTERISTICS AND DIRECTION OF THIS SITE PRIOR TO ANY OF THE PROPOSED IMPROVEMENTS. THE EXISTING DISCHARGE POINT FOR THIS PROJECT IS LOCATED ALONG THE SOUTH AND WEST PROPERTY LINES, AS SHOWN. A HYDROLOGIC STUDY WAS PERFORMED AT THE DESIGN POINT WHERE ALL DEVELOPED AREAS REACH THE TRIBUTARY TO THE TIBER-HUDSON RIVER, DEMONSTRATING NEGLIGIBLE IMPACT TO THE STORM-OF-RECORD CONDITION.

III. REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN, ALTERNATIVE SURFACES AND NONSTRUCTURAL PRACTICES
TO MINIMIZE IMPERVIOUS AREA, THE PROPOSED HOUSE IS LOCATED CLOSE TO THE STREET WITH MINIMAL DRIVEWAY PAVEMENT.

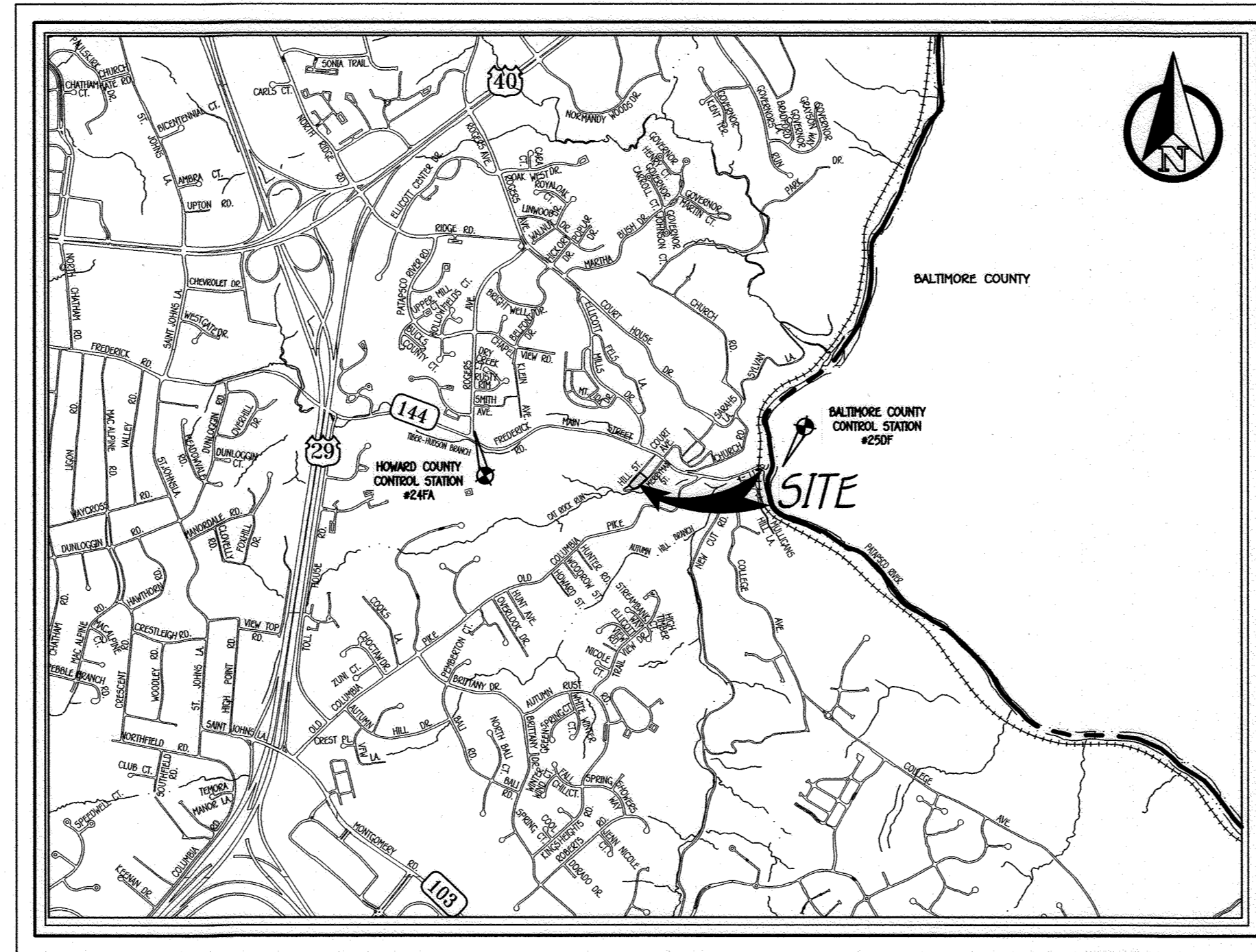
IV. INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO STORMWATER STRATEGY:
DUE TO THE MINOR NATURE OF THIS PROJECT NO LARGE SCALE SEDIMENT CONTROL PRACTICES HAVE BEEN PROPOSED. EROSION AND SEDIMENT CONTROL WILL CONSIST OF DOUBLE ROWS OF SUPER SILT FENCE AND A MOUNTABLE BERM.

V. IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES TO THE MAXIMUM EXTENT PRACTICABLE (MEP)
PER THE MARYLAND STORMWATER DESIGN MANUAL, THIS SITE IS EXEMPT FROM ESD REQUIREMENTS SINCE IT IS UNDER 5,000 SF. (4,490 SF. DISTURBANCE, 1,615 SF. IMPERVIOUS). MORE SPECIFICALLY, THIS PROJECT IS LOCATED WITHIN THE TIBER-HUDSON WATERSHED AND QUALIFIES FOR EXEMPTION FROM ASSOCIATED HIGHER STORMS AND STORM-OF-RECORD CRITERIA PER DESIGN MANUAL VOLUME 1, SECTION 5.2.1.A, PARAGRAPH 5. PER TR-95 OUTPUTS AT DESIGN POINT BELOW SITE IN TRIBUTARY TO TIBER-HUDSON, 10-YEAR AND 100-YEAR RUNOFF INCREASES FROM 0.96 cfs TO 0.85 cfs AND 1.75 cfs TO 2.12 cfs, RESPECTIVELY.

VI. REQUEST FOR DESIGN MANUAL WAIVER:
NO WAIVERS RELATED TO STORMWATER MANAGEMENT ARE BEING REQUESTED AT THIS TIME. HOWEVER, THIS SITE IS SUBJECT TO APPROVAL OF AN ALTERNATIVE COMPLIANCE APPLICATION TO SECTION 16.116 (a)(2)(ii) AND 16.116 (b)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR DISTURBANCE IN 75' STREAM BUFFER AND STEEP SLOPES.

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-VH (PER 10/06/13 COMPREHENSIVE ZONING PLAN).
- BOUNDARY IS BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER ON OR ABOUT MARCH, 2023.
- CONTOURS ARE BASED ON A TOPOGRAPHIC FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, ON OR ABOUT MARCH, 2023.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 24FA AND NO. 250F:
 HOWARD COUNTY MONUMENT NO. 24FA N 583,751.408 E 1,366,091.890 ELEV. 262.818
 HOWARD COUNTY MONUMENT NO. 250F N 583,222.771 E 1,370,771.665 ELEV. 125.45
- STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. THE SITE IS EXEMPT FROM ESD REQUIREMENTS SINCE THE LIMIT OF DISTURBANCE IS UNDER 5,000 SF. MORE SPECIFICALLY, THIS PROJECT IS LOCATED WITHIN THE TIBER-HUDSON WATERSHED AND QUALIFIES FOR EXEMPTION FROM ASSOCIATED HIGHER STORMS AND STORM-OF-RECORD CRITERIA PER DESIGN MANUAL VOLUME I, SECTION 5.2.1.A, PARAGRAPH 5.
- THIS PROPERTY IS LOCATED WITHIN 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.
- AN ENVIRONMENTAL FINDINGS LETTER WAS PROVIDED ON MARCH 28, 2023 BY FORENICON INDICATING THAT THERE ARE NO WETLANDS, STREAMS, OR FOREST COVER LOCATED ON THE SITE. ALSO NO TREES THAT MEET THE 10-INCH DIAMETER CRITERIA.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE 75' STREAM BANK BUFFER OR STEEP SLOPES, UNLESS AN ALTERNATIVE COMPLIANCE APPROVAL HAS BEEN OBTAINED.
- LANDSCAPING WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE OF THIS PROJECT, AS PER SECTION 16.124.
- 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. THE APPROVED ECP SHALL NOT BE CONSTRUED AS ANY RIGHT TO PROCESS A GRADING OR BUILDING PERMIT WITHOUT AN APPROVED SUBDIVISION OR SITE DEVELOPMENT PLAN AND MAY NOT BE USED AS JUSTIFICATION FOR ANY REQUIRED ALTERNATIVE COMPLIANCE ACTIONS.
- THIS PROJECT IS UNDER 40,000 SQUARE FEET AND IS NOT SUBJECT TO FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 (b)(1)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS PROJECT IS SUBJECT TO APPROVAL OF AN ALTERNATIVE COMPLIANCE APPLICATION (ACA) TO SECTION 16.116 (a)(2)(ii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO PERMIT GRADING, CONSTRUCTION OF LANDSCAPE WALL, AND REMOVAL OF VEGETATIVE COVER WITHIN 75' OF A PERENNIAL STREAM, AND SECTION 16.116(b)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO PERMIT NEW STRUCTURES, PAVEMENT, GRADING, AND REMOVAL OF VEGETATIVE COVER ON STEEP SLOPES. THESE ACAs SHALL BE PROVIDED AT SDP STAGE.
- IN ACCORDANCE WITH SECTION 16.104(d) OF THE SUBDIVISION & LAND DEVELOPMENT REGULATIONS, THE DEPARTMENT OF PLANNING AND ZONING MAY NOT GRANT WAIVERS OF ANY REQUIREMENT OF SECTION 16.115, SECTION 16.116 OR VARIANCES UNDER SECTION 16.1216 FOR ANY PROPERTY LOCATED IN THE TIBER BRANCH WATERSHED, UNLESS THE WAIVER MEETS SPECIFIC CRITERIA. REFER TO SECTION 16.104(d) FOR MORE INFORMATION.
- PROJECT IS SUBJECT TO HISTORIC PRESERVATION COMMISSION APPROVAL, PRIOR TO SITE DEVELOPMENT PLAN APPROVAL.



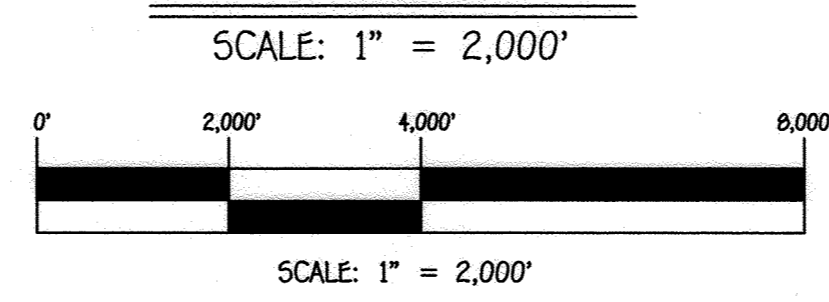
HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 24FA N 583,751.408 E 1,366,091.890 ELEVATION: 262.818
 HOWARD COUNTY GEODETIC SURVEY CONTROL NO. 250F N 583,222.771 E 1,370,771.665 ELEVATION: 125.45
 REFER TO HOWARD CO. ADC MAP 28A1

SITE ANALYSIS DATA CHART

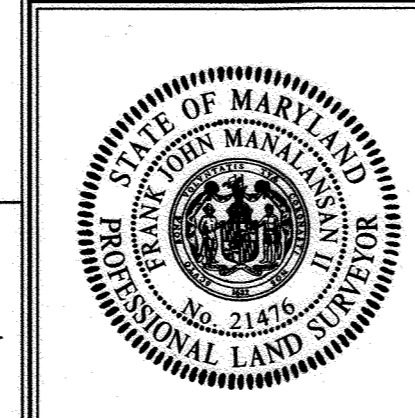
- A. TOTAL AREA OF THIS SUBMISSION = 0.14 AC. (6,273 Sq.Ft.)
- B. LIMIT OF DISTURBED AREA = 4,490 Sq.Ft.; 0.1031 Ac.±
- C. PRESENT ZONING DESIGNATION = R-VH;
- D. PROPOSED USE: SINGLE FAMILY DETACHED HOUSING
- E. NET TRACT AREA = 0.01 AC. (TOTAL SITE AREA - FLOODPLAIN - STEEP SLOPES AREA) (0.14 Ac. - (0.0 Ac. + 0.13 Ac.) = 0.01 Ac.±
- F. DENSITY ALLOWED:
 #1 UNITS/ACRE X 0.14 = 0.14 UNITS
- G. BUILDING COVERAGE OF SITE: 1,382 Sq. Ft. OR 22%
- H. PREVIOUS HOWARD COUNTY FILES: N/A
- I. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE 0.0 AC.
- J. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.01 AC.± (0.12 AC.± 25% OR GREATER)
- K. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) LOCATED ON SITE = 0 AC.±
- L. TOTAL FOREST 0 AC.±
- M. TOTAL GREEN OPEN AREA = 4,113 Sq. Ft.; 0.094 Ac.± 66%
- N. TOTAL IMPERVIOUS AREA = 1,615 Sq.Ft. 26%
- O. AREA OF ERODIBLE SOILS = 0.14 AC. (6,271 Sq.Ft.)

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPERTY LINE
x+48.5	SPOT ELEVATION
10' SO	EXISTING STORM DRAIN
--- 10' FH	EXISTING WATER LINE
--- 10' SW	EXISTING SEWER LINE
---	EXISTING CABLE LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING TREE LINE
GgB	SOIL LINES AND TYPES
GgC	EXISTING WETLANDS & WETLAND BUFFER
---	MOUNTABLE BERM
---	DENOTES 15%-24.9% SLOPES
---	DENOTES 25%+ SLOPES
---	DENOTES BGE GREEN ZONE (40')
---	DENOTES BGE YELLOW ZONE (25')
---	LIMITS OF DISTURBANCE (LOD)
---	SUPER SILT FENCE (SSF)
---	STREAM
---	TOP OF BANK
---	75' STREAM BUFFER
---	EXISTING ROAD
---	PROPOSED PAVEMENT
---	FLOW ARROWS
o	DOWNSPOUT LOCATIONS
---	EXISTING TREE / BRUSH LINE
---	PROPOSED TREE / BRUSH LINE

VICINITY MAP



Approved: Department Of Planning And Zoning
 Chief, Development Engineering Division
 Chief, Division Of Land Development



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. 21476, EXPIRATION DATE: 7/14/25.

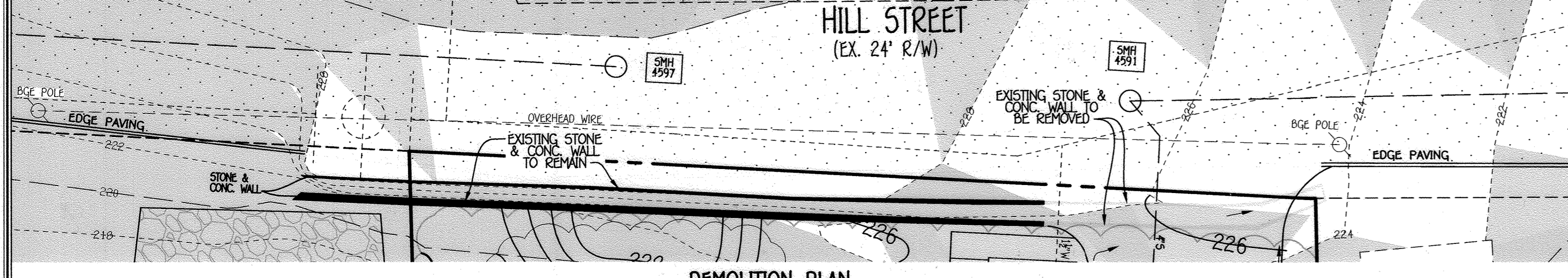
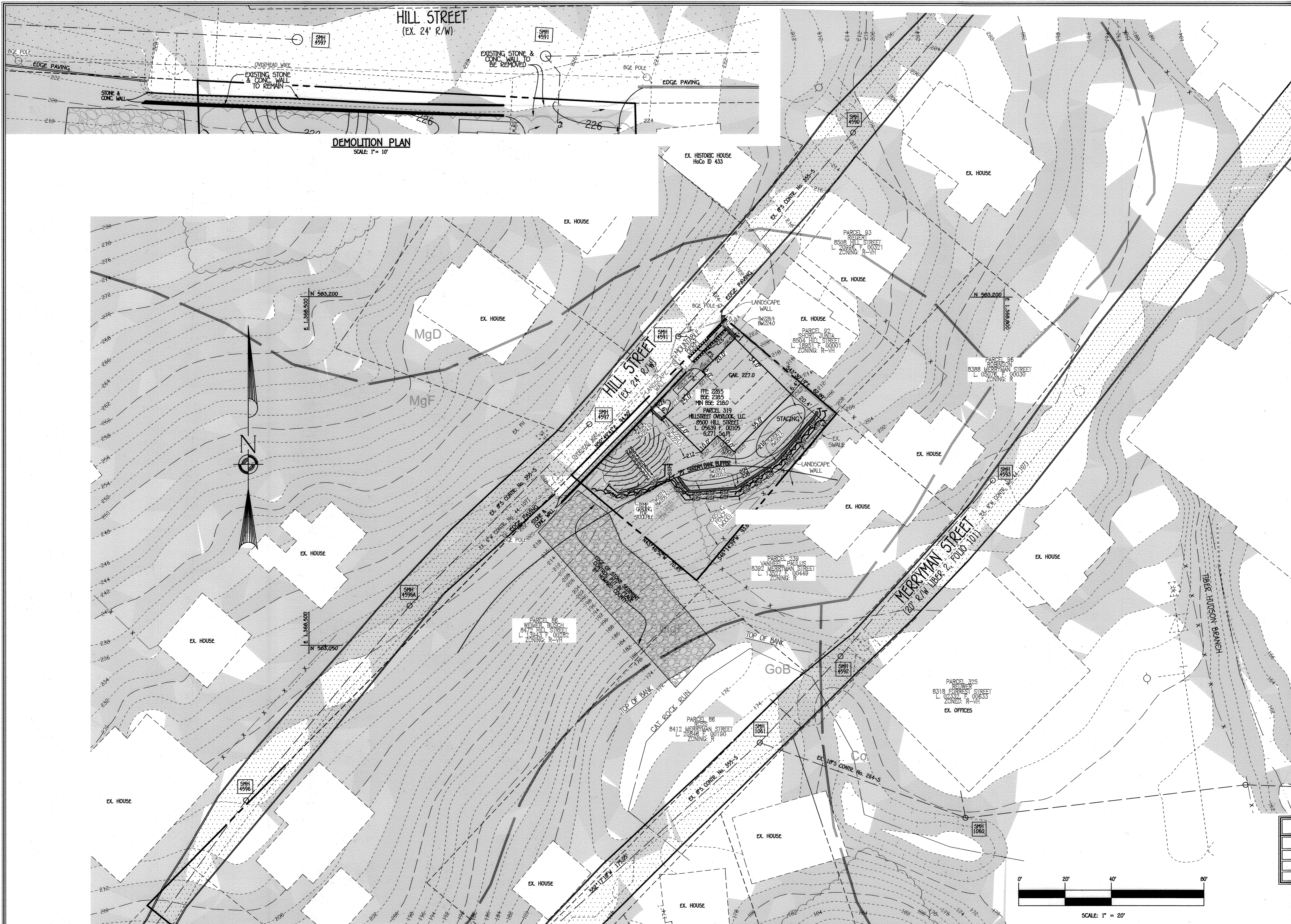
OWNER/DEVELOPER
 HILL STREET OVERLOOK, LLC
 7417 HAWKINS DRIVE
 HANOVER MARYLAND, 21078
 410-869-9999

TITLE SHEET

8500 HILL STREET

L. 5369 F. 105
 TAX MAP NO.: 25A GRID NO.: 14 PARCEL NO.:319
 ZONED R-VH
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: SEPTEMBER, 2023
 SHEET 1 OF 2

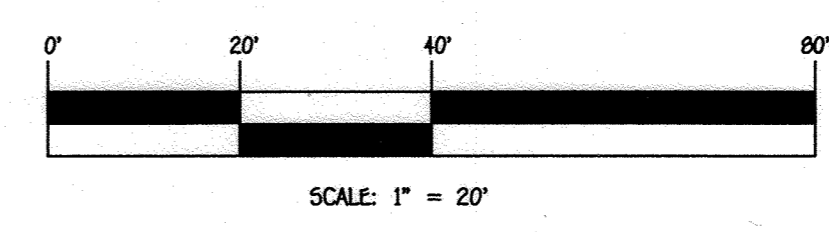
ECP-23-049



LEGEND	
SYMBOL	DESCRIPTION
- - - - -	EXISTING CONTOUR 2' INTERVAL
- - - - -	EXISTING CONTOUR 10' INTERVAL
=====	PROPERTY LINE
x 448.5	SPOT ELEVATION
18" SD	EXISTING STORM DRAIN
4" x 4" EX. FH	EXISTING WATER LINE
12" S	EXISTING SEWER LINE
---	EXISTING CABLE LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING TREE LINE
GgB	SOIL LINES AND TYPES
GgC	SOIL LINES AND TYPES
-----	EXISTING WETLANDS & WETLAND BUFFER
-----	MOUNTABLE BERM
-----	DENOTES 15%-24.9% SLOPES
-----	DENOTES 25%+ SLOPES
-----	DENOTES BGE GREEN ZONE (40')
-----	DENOTES BGE YELLOW ZONE (25')
-----	LIMITS OF DISTURBANCE (LOD)
SSP-SSP-SSP	SUPER SILT FENCE (SSF)
-----	STREAM
-----	TOP OF BANK
-----	75' STREAM BUFFER
-----	EXISTING ROAD
-----	PROPOSED PAVEMENT
---	FLOW ARROWS
o	DOWNSPOUT LOCATIONS
---	EXISTING TREE / BRUSH LINE
---	PROPOSED TREE / BRUSH LINE

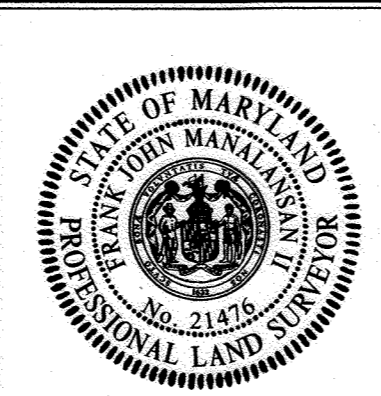
NOTE:
 ALL NON-IMPERVIOUS PORTIONS OF THE SITE WITHIN THE L.O.D. SHALL BE TREATED BY PERMANENT SOIL STABILIZATION MATTING PER 2011 SEDIMENT CONTROL MANUAL, DETAIL B-4-6-D.

SOILS LEGEND			
SOIL	NAME	CLASS	K-VALUE
Co	Codorus and Harboro silt loams, 0 to 3 percent slopes	C	0.55
GgB	Glenville-Codorus silt loams, 0 to 8 percent slopes	C	0.49
MgF	Manor-Bannertown sandy loams, 25 to 65 percent slopes, rocky	C	0.49



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

Approved: Department Of Planning And Zoning
 Chief, Development Engineering Division Date: 9/12/23
 Chief, Division Of Land Development Date: 9/12/23



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 Frank Malanasi II Date: 9/12/23

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