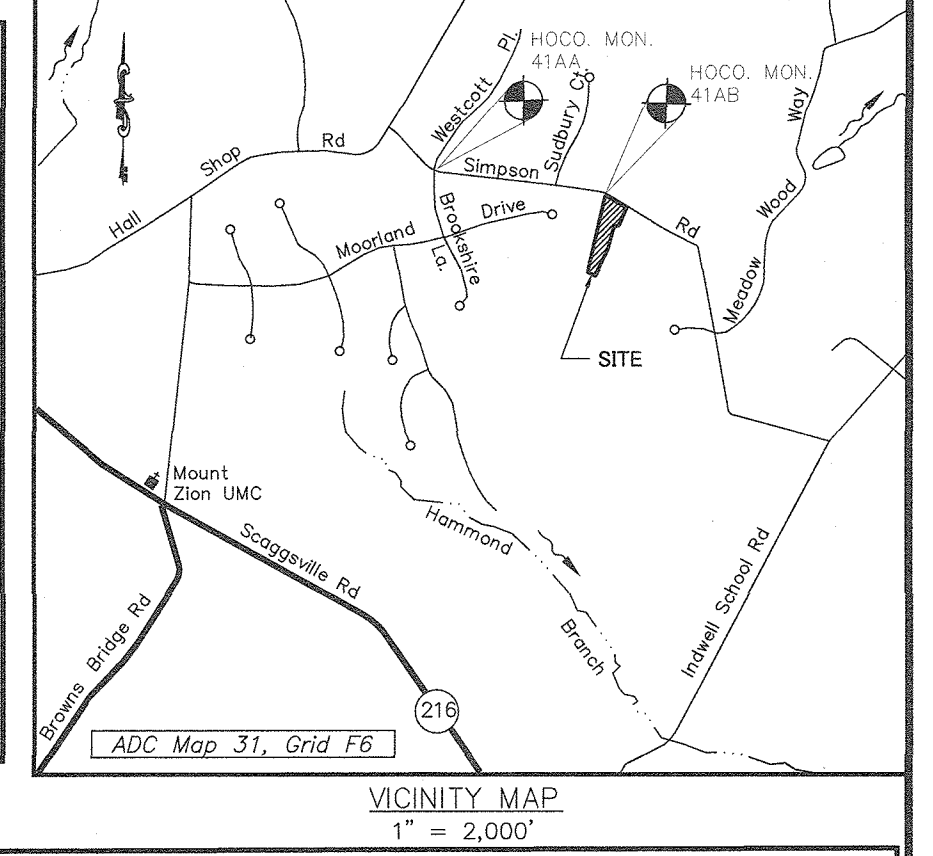
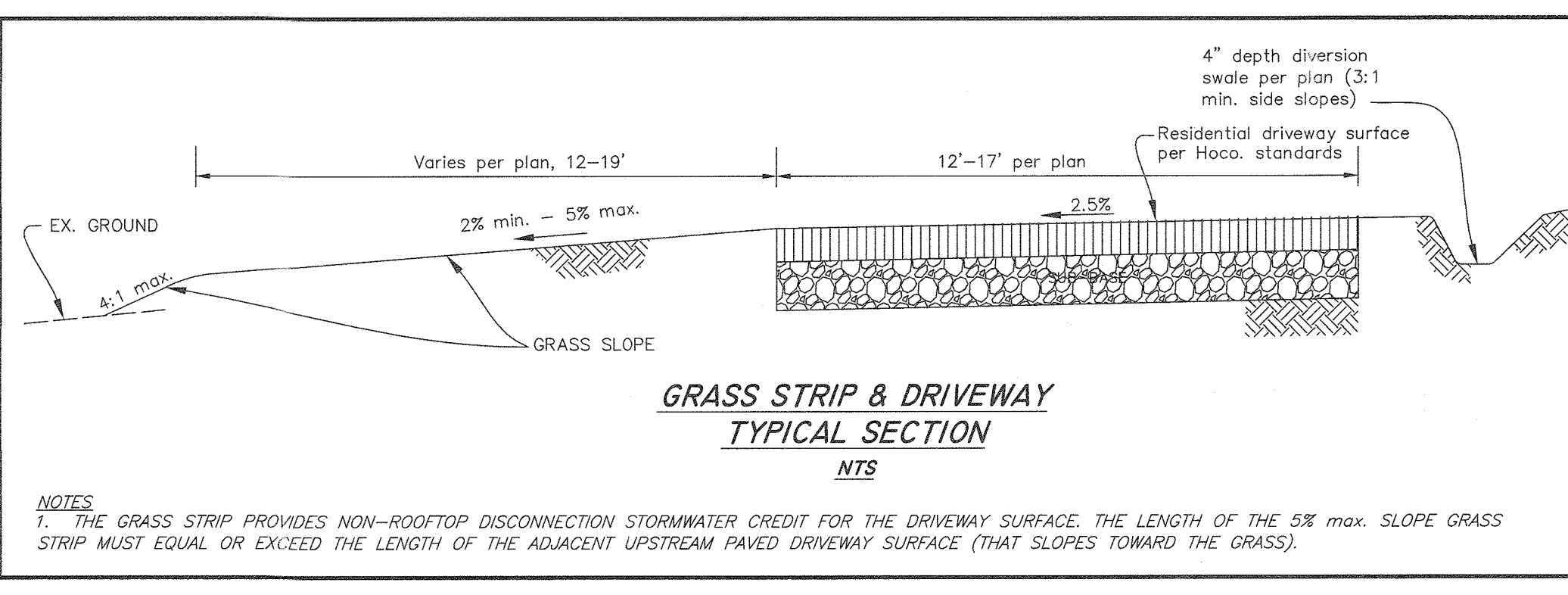
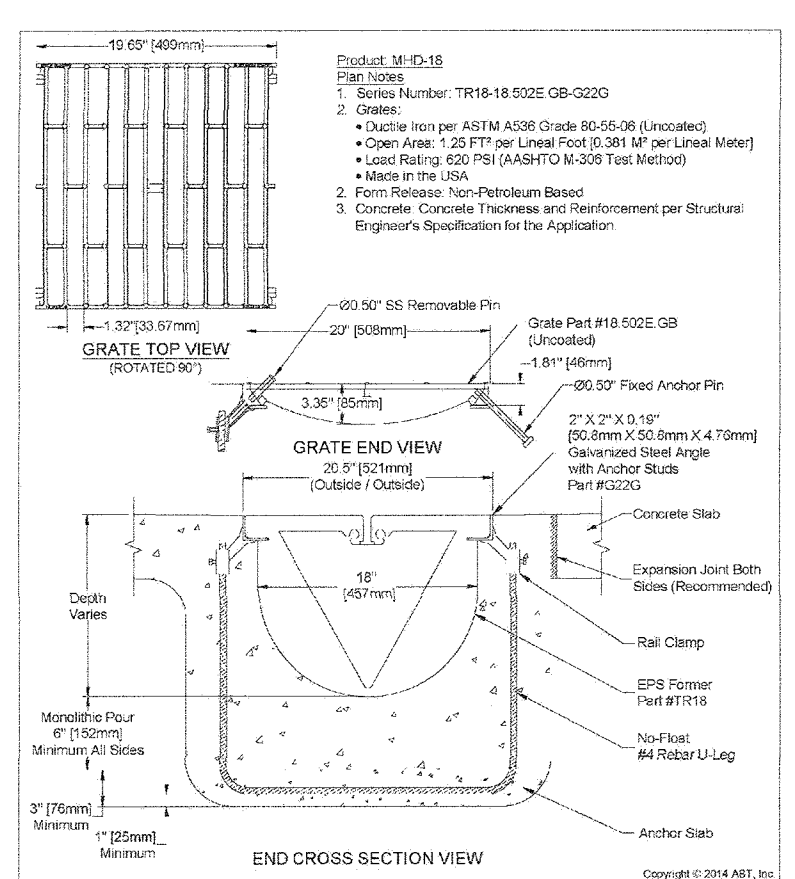
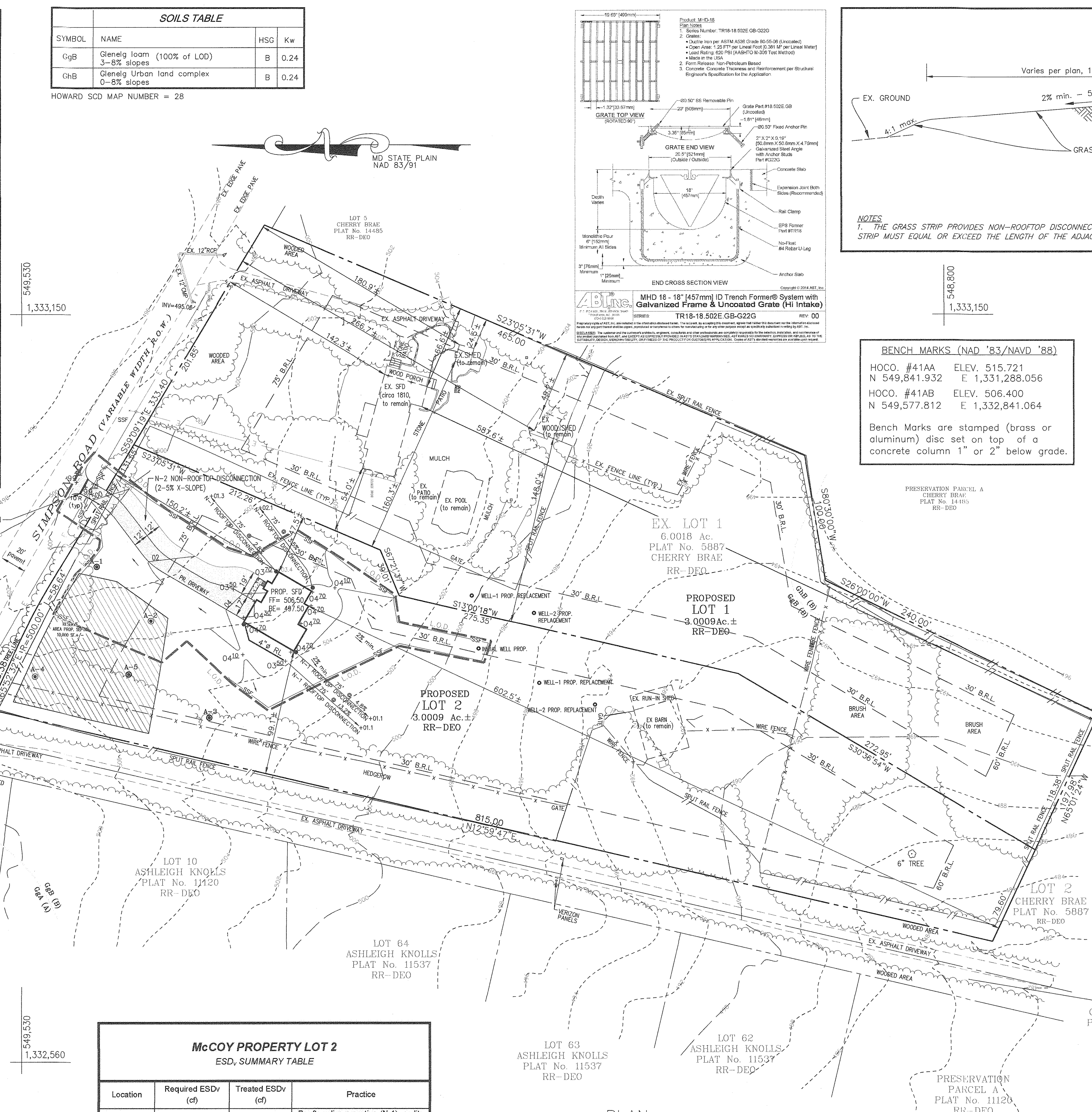


SOILS TABLE			
SYMBOL	NAME	HSG	Kw
GgB	Glenn loam (100% of LOD) 3-8% slopes	B	0.24
GhB	Glenn Urban land complex 0-8% slopes	B	0.24

HOWARD SCD MAP NUMBER = 28



PROPOSED TRENCH DRAIN (See General note #15.)



BENCH MARKS (NAD '83/NAVD '88)

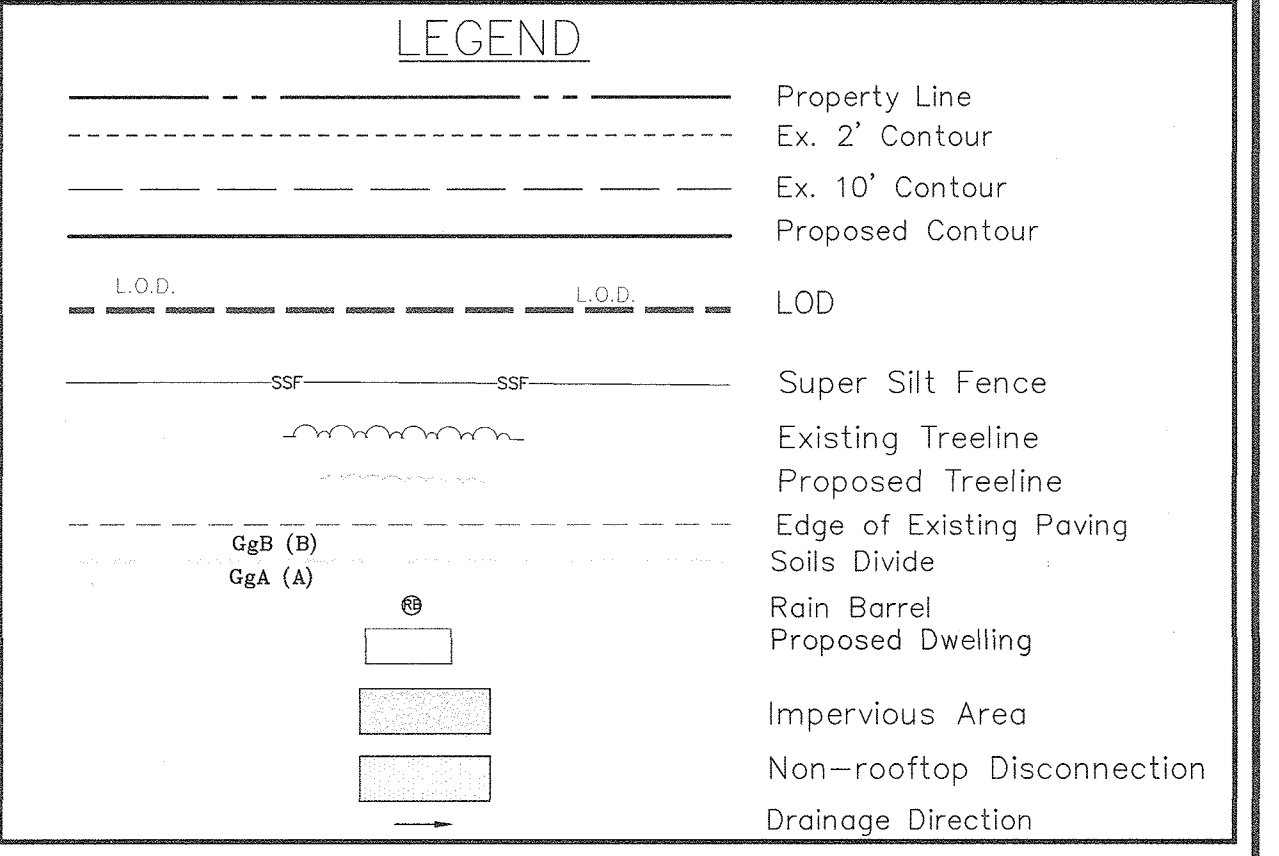
HOCO #41AA	ELEV. 515.721
N 549,841.932	E 1,331,288.056
HOCO #41AB	ELEV. 506.400
N 549,577.812	E 1,332,841.064

Bench Marks are stamped (brass or aluminum) disc set on top of a concrete column 1" or 2" below grade.

McCoy PROPERTY LOT 2 ESD, SUMMARY TABLE

Location	Required ESDv (cf)	Treated ESDv (cf)	Practice
Roof	158	158	Rooftop disconnection (N-1) credits 500 sf (max) for 75' @ 2.8% (NE) 500 sf (max) for 75' @ 3.5% (SE) 500 sf (max) for 75' @ 3.2% (NW) 500 sf (max) for 75' @ 4.8% (SW)
Driveway (12-18)	81	81	Non-rooftop disconnection (N-2) credit

- GENERAL NOTES**
- Stormwater management has been provided using "ESD to the MEP". Specifically, rooftop (n-1) and non-rooftop (n-2) disconnection credits will address the stormwater management for this site. Please refer to the supplemental stormwater management report prepared by Civil Design Services, LC revised August 20th, 2018 for more information.
 - The existing onsite and offsite topography (2' contours) is taken from field run and aerial surveys, respectively. The topography was prepared by NJR & Associates, Inc. (West Friendship, MD) dated October 2017. The coordinates shown hereon are based upon the Howard County geodetic control, which is based upon the MD state plane coordinate system. Howard County monuments #41AA and #41AB were used for this project. The boundary was prepared by NJR & Associates, Inc. (West Friendship, MD), in October, 2017, and is based on Howard County horizontal and vertical control. CDS is not responsible for the boundary and topographic information.
 - 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 Envrins, Inc. (Freeland, MD) in October, 2017.
 - There are no floodplains, streams, buffers, or steep slopes located on this property.
 - Existing utility locations are considered approximate and were taken from the NJR & Associates field survey.
 - The roof drainage areas shown on this plan are conceptual only. A roof divide plan was not available during SWM plan preparation. Each downspout shall drain no more than 500 sf of roof area. The downspout must discharge such that the run-off travels 75 ft in a sheet flow condition and on grades with an average slope of 5% or less. All disconnection areas shall be approved by the Howard County Inspector. The builder is responsible for proper roof leader stormwater management treatment.
 - All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable. The contractor shall consult the engineer should there be any discrepancies.
 - The contractor shall notify Miss Utility 800.257.7777 at least 48 hours prior to any excavation and Howard County DPW/Bureau of Engineering/Construction Inspection Division at 410.313.1880 at least five (5) working days before beginning construction.
 - Any damage to the county's right-of-way shall be corrected at the developer's expense.
 - Civil Design Services, LC has not performed a subsurface investigation to determine locations of rock, soil conditions, water table, utility conduits, etc.
 - The utility locations are approximate. Contractor shall test pit all known existing utilities to verify, size, shape, location, and type prior to performing construction to his/her satisfaction prior to construction. Any utility damaged due to construction must be repaired immediately at the contractor's expense to the specifications of the utility owner. Utility relocations are the responsibility of the owner, whether shown or not. Test pit all known existing utilities to verify size, location, shape, and type. The contractor assumes responsibility for all field corrections if not immediately notified.
 - Should the contractor discover discrepancies between the plan and field conditions, the engineer shall be notified immediately to resolve the situation. The contractor assumes responsibility for the contractor's utilization of personnel, materials, equipment, or safety measures in the performance of any work for this project. The contractor assumes all responsibility for performing the work correctly and in conformance with applicable codes and specifications.
 - The driveway trench drain shall be manufactured by ABT, Inc. (800.438.6057), or approved equal. Use model MHD-18 (see detail this sheet). The u/s and d/s ends shall be open and at 6" and 8" deep, respectively. Gradually fill swale into trench opening with riverstone (4" deep on geotextile) or approved equal. Dimensions can be field adjusted as long as the trench capacity is 1.2 cfs. Adjust existing trench elevations as necessary to ensure even transition into trench drain.
 - The traffic study for this project was prepared by The Traffic Group (Baltimore, MD), dated Dec. 29, 2017 and was approved on August 23, 2018 and the APFO study was submitted.
 - Traffic control devices, markings, and signage shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
 - All traffic control signs posts installed in the County right-of-way shall be mounted on 2" galvanized steel, perforated, square tube posts (14 gauge) inserted into a 2-1/2", 3 ft. long, galvanized steel perforated, square tube sleeve (12 gauge). A galvanized steel pole cap shall be mounted on top of all posts.
 - This property uses private water and sewer systems.
 - Use HoCo. Standard Detail R-6.06 for driveway connection to public road, use 10' radii.
 - Follow MSHA Traffic Control Detail 104.02-02 when constructing driveway.
 - The subject property is zoned RR-DEO per the 10/06/13 Comprehensive Zoning Plan.
 - This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal (Comar 26.04.03). Improvements on this site are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
 - No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams or their buffers, floodplain, steep slopes or forest conservation easements.
 - There is an existing dwelling and structures located on Lot 1 and an existing barn on Lot 2 to remain. No new buildings, extension or additions to the existing dwelling/structures are to be constructed at a distance less than the Zoning Regulations require.
 - Landscaping is not required for this subdivision because this is an internal lot to the existing Cherry Brae subdivision.
 - This plan is conditionally exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation with the filing of a Declaration of Intent for an intrafamily transfer.
 - Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
 -Width - 12' (16' serving more than one residence); Surface 6" of compacted gravel or crusher run base with tar and chip coating (1.5" min.);
 -Geometry - Max. 15% grade, Max. 10% grade change and min. 45' turning radius;
 -Structures (culverts/bridges) - capable of supporting 25 gross tons (H25 loading);
 -Drainage Elements - capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface;
 -Maintenance - sufficient to insure all weather use.
 - The pre-submission community meeting for this project was held on January 10, 2018, at 6:00 PM, at the Meeting Room located at 6330 Trotter Road, Clarksville, MD 21029.
 - This resubdivision is located within Growth Tier III and is subject to Senate Bill 236 requiring Planning Board review and approval.
 - Per the 8/28/18 email from Mr. Geoff Goins, Chief of Zoning Administration and Public Service, temporary approval has been granted for the accessory structure to remain on Lot 2 during the construction of the primary structure. The building permit application must be submitted within 90 days and house construction must be completed within 1 year of plot recording.
 - The MIHU requirement for this subdivision will be addressed by payment of fee-in-lieu. The executed MIHU Agreement will be recorded simultaneously with the plot.
 - Per the 3/23/18 email from Mr. Bob LeLush, the existing run-in shed is exempt from setbacks.



STORMWATER MANAGEMENT PRACTICES FOR
 McCoy Subdivision, 11969 Simpson Road, Clarksville, MD 21029

Practice	No.	Location
Rooftop Disconnections (N-1)	4 min.	Various locations around house
Non-Rooftop Disconnection (N-2)	n/a	East and adjacent to driveway

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 2/12/2019
 ANDREW A. PORTER, P.E. DATE



NO.	REVISION	DATE

PLAT	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
TBD	07	RR-DEO	41	5th	605102

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kent D. Stone 2-21-19
 Chief, Division of Land Development Date

David Edwards 2.15.19
 Chief, Development Engineering Division Date

PROJECT SECTION LOT No.s
 McCoy Property N/A 2

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

STORMWATER MANAGEMENT PRACTICES FOR
 McCoy Subdivision, 11969 Simpson Road, Clarksville, MD 21029

Practice	No.	Location
Rooftop Disconnections (N-1)	4 min.	Various locations around house
Non-Rooftop Disconnection (N-2)	n/a	East and adjacent to driveway

SUPPLEMENTAL PLAN

McCoy PROPERTY - LOTS 1 & 2
 RESUBDIVISION OF LOT 1, CHERRY BRAE (PLAT # 5887)
 11965 SIMPSON ROAD, CLARKSVILLE, MD 21029

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

OCTOBER 25, 2018 SHT 1 OF 1