

**SOILS TABLE**

SYMBOL	RATING	NAME	K FACTOR	MAP NO.	COMMENTS
ChB	(B)	CHILLUM-RUSSETT LOAMS, 2-5% SLOPES	.37	19	
ChC	(B)	CHILLUM-RUSSETT LOAMS, 5-10% SLOPES	.37	19	HIGHLY ERODIBLE
Fa	(D)	FALLSINGTON SANDY LOAM, 0-2% SLOPES	.20	19	

**LEGEND**

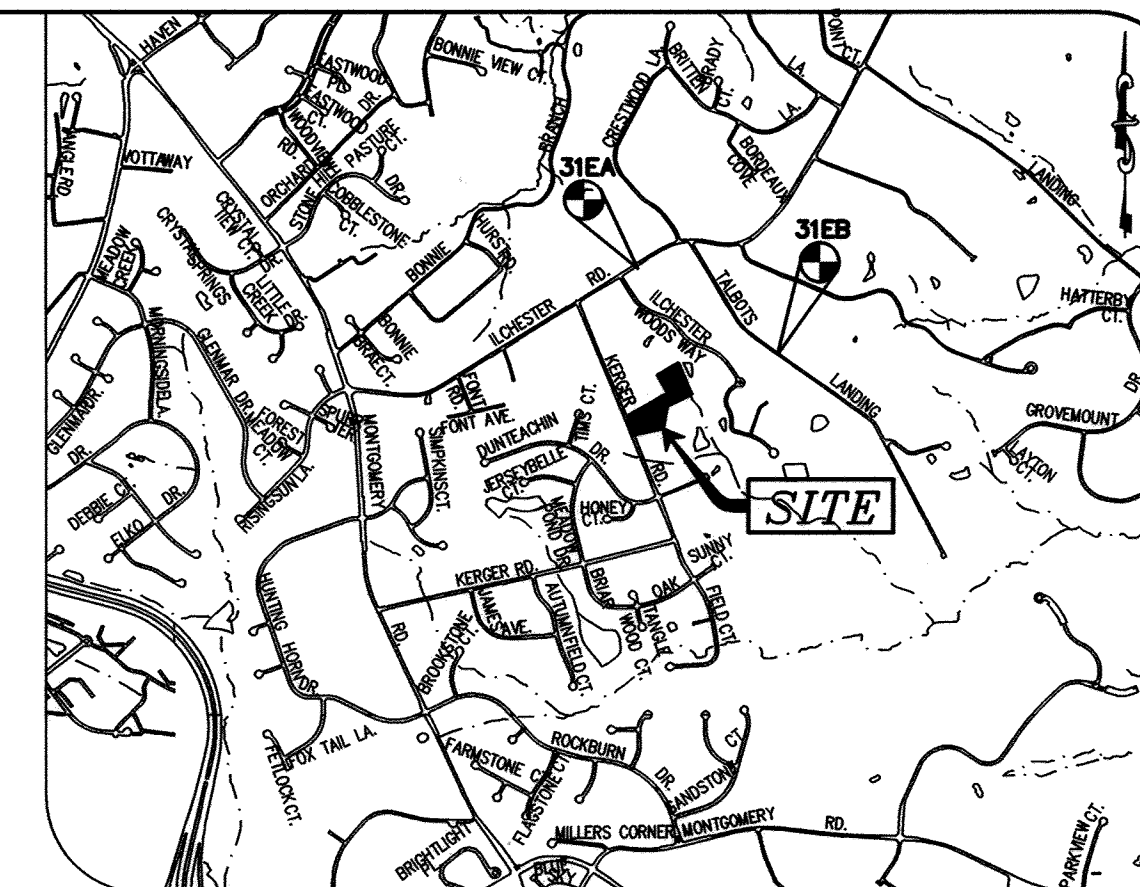
- PROPOSED DRIVEWAY AREA TREATED BY MICROBIOTENTION (M-6)
- AREA TREATED BY DRYWELLS (M-5)
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- TEMPORARY DIVERSION SWALE
- MICRO-BIOTENTION
- DRYWELL
- HIGHLY ERODIBLE SOIL
- STABILIZED CONSTRUCTION ENTRANCE

**SPECIMEN TREE**

KEY	SPECIES	SIZE	CRZ	COMMENTS
ST 1	RED MAPLE	33.5	53.25	FAIR
ST 2	WHITE PINE	31.5	47.25	NOT NATIVE
ST 3	RED OAK	40	60	
ST 4	WHITE OAK	31	446.5	
ST 5	TULIP POPLAR	30	45	
ST 6	PIN OAK	36.5	54.75	
ST 7	GREEN ASH	35.5	53.25	VERY POOR, BORER INFESTED
ST 8	PIN OAK	34.5	51.75	
ST 9	PIN OAK	32	48	
ST 10	TULIP POPLAR	35	52.5	
ST 11	WHITE PINE	31	46.5	FAIR, NOTABLE LIMB LOSS
ST 12	SOUR CHERRY	31.5	47.25	

**ESD NARRATIVE**

- THE PROPERTY CONTAINS A PERENNIAL STREAM (USE I) WHICH IS PROTECTED BY A 75' STREAM BUFFER. NO STRUCTURES WILL BE CONSTRUCTED WITHIN 35' FROM ANY ENVIRONMENTALLY SENSITIVE AREA BUFFERS. NO FOREST EXISTS ON SITE. THERE ARE 12 SPECIMEN TREES ON SITE. TWO OF THEM WILL BE REMOVED.
- THE IMPROVEMENTS AND DEVELOPED AREA WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSELY AS POSSIBLE. NO IMPACT IS PROPOSED THAT WOULD ALTER ANY NATURAL FLOW PATTERNS.
- 16' WIDE DRIVEWAY WILL BE USED OR SERVE AS USE-IN-COMMON ACCESS FOR ALL PROPOSED LOTS. MICRO-BIOTENTION FACILITIES (M-7), GRASS SWALE (M-8) AND DRY WELLS (M-5) WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SUPER SILT FENCES. NO SEDIMENT TRAPS OR BASINS ARE REQUIRED.
- TABLE 5.2 SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BY UTILIZING SHARED DRIVEWAY AND MINIMIZING EARTH DISTURBANCE.
- IN DESIGNING THIS PROJECT, AND AFTER WE PLANNED THE PROJECT TO MINIMIZE IMPERVIOUS AREAS, WE UTILIZED ESD MEASURES IN THE FOLLOWING ORDER OF PREFERENCE:  
MICRO-SCALE PRACTICES: (M-6) (M-8) AND (M-5)



**VICINITY MAP**  
SCALE: 1" = 200'

**SITE ANALYSIS DATA:**

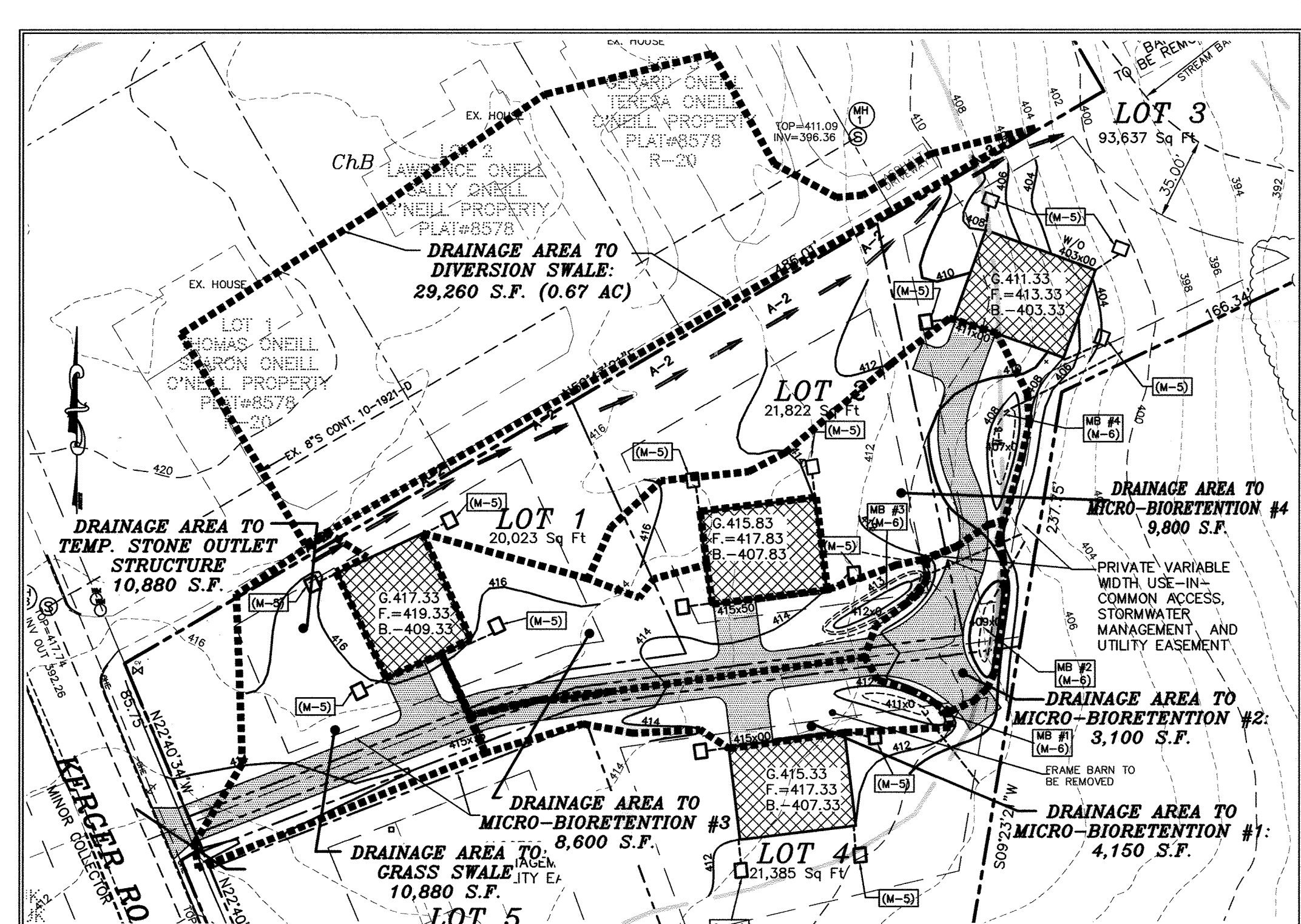
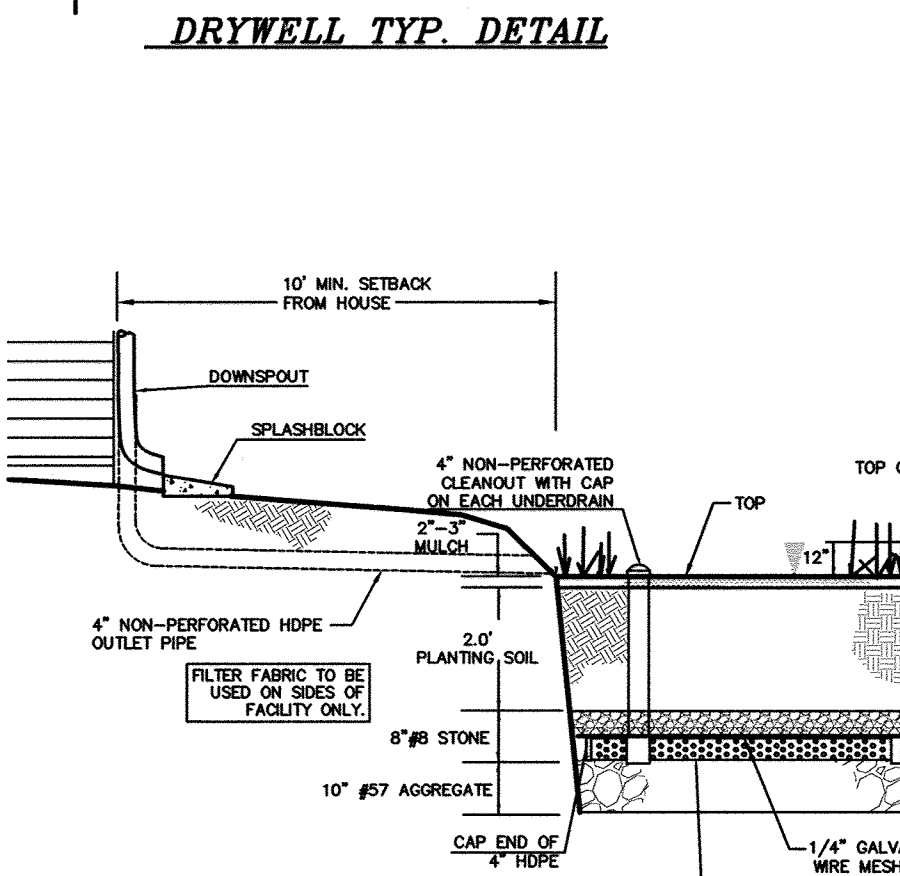
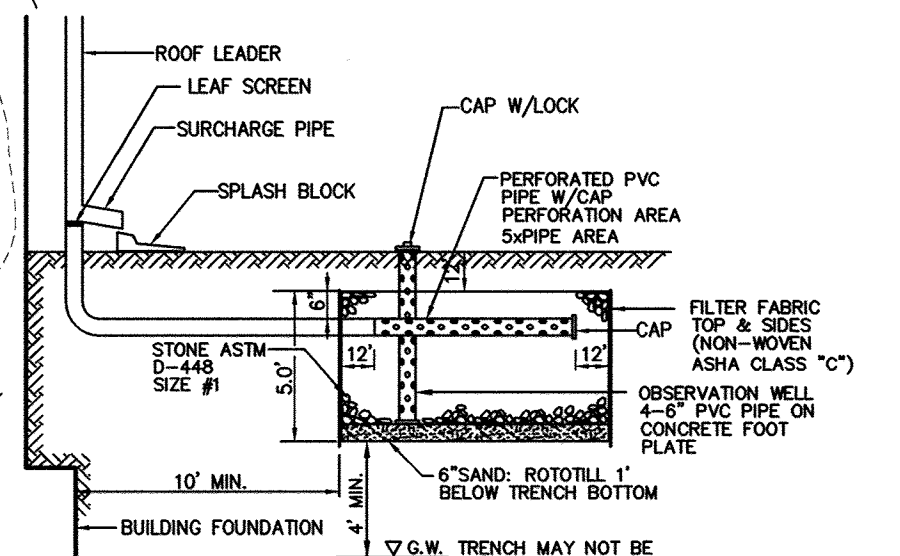
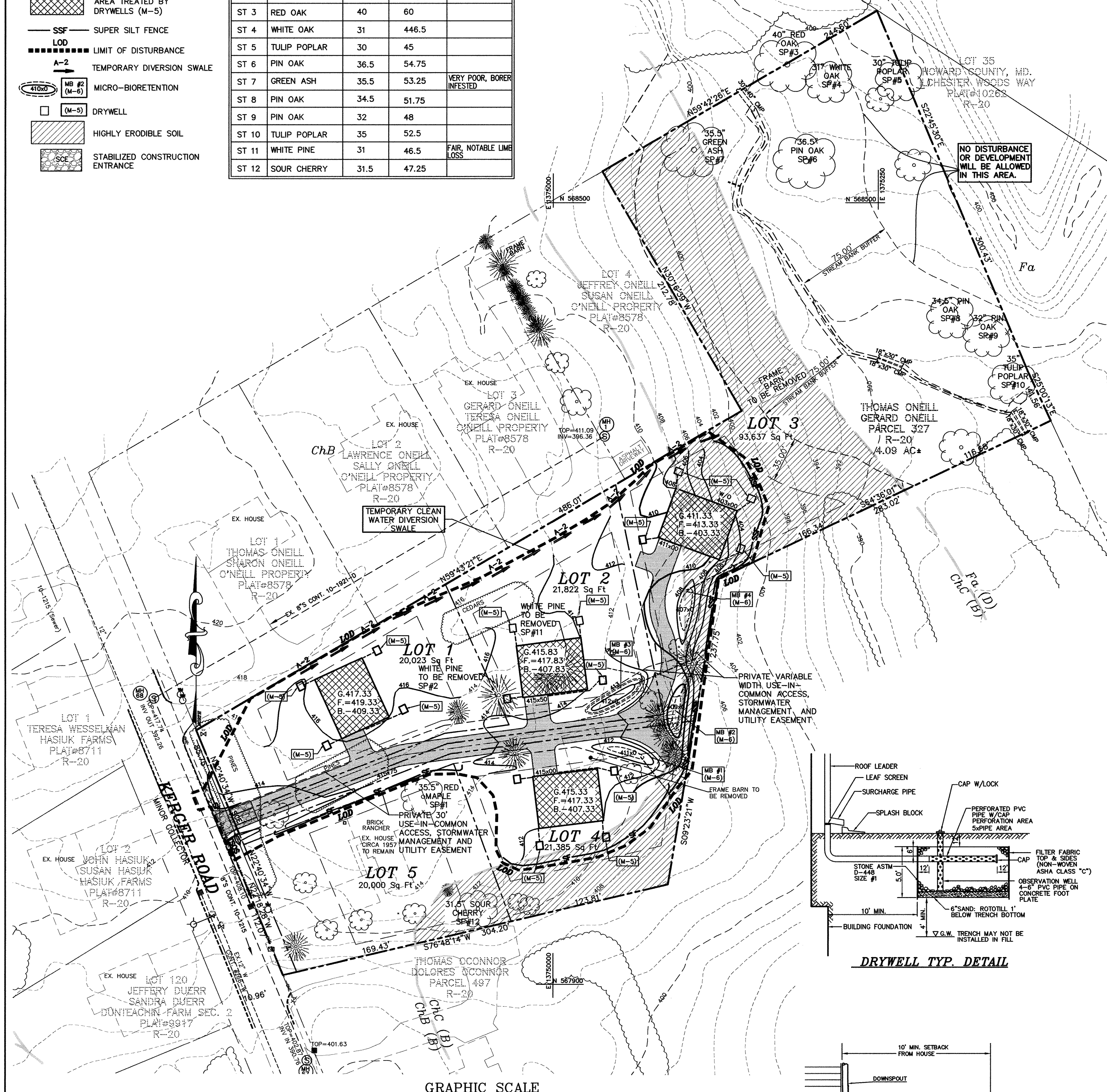
- AREA OF THE SITE = 4.09± AC (GROSS)
- LIMIT OF DISTURBANCE = 74,790 S.F. (1.72 AC±)
- AREA OF ROAD DEDICATION = 0
- AREA OF WETLANDS AND ITS BUFFERS = 0
- AREA OF 100 YEAR FLOODPLAIN = 0
- AREA OF STREAM BUFFER = 56,580 S.F. (1.30 AC±)
- AREA OF STEEP SLOPES (25% OR GREATER AT VERTICAL DISTANCE OF 10 FEET OR MORE) = 0
- AREA OF 15%-24.99% SLOPES = 0
- AREA OF SLOPES 20% OR GREATER = 0
- AREA OF FOREST = 0
- TOTAL ENVIRONMENTAL SENSITIVE AREA = 56,580 S.F. (1.30 AC±)
- AREA OF HIGHLY ERODIBLE SOILS = 42,395 S.F. (0.97 AC±)
- PROPOSED GREEN OPEN SPACE = 159,635 S.F. (3.66 AC±)
- FOUR (4) NEW SINGLE FAMILY DETACHED RESIDENTIAL UNITS ARE PROPOSED.

**NOTES:**

- SITE ANALYSIS DATA:  
ADDRESS: 5249 KERGER ROAD, ELLICOTT CITY, MD. 21043  
LOCATION: TAX MAP #: 31 PARCEL: 327 GRID 15  
ELECTION DISTRICT: FIRST  
ZONING: R-20  
TOTAL AREA: 4.09 AC±  
TOTAL NUMBER OF UNITS: 5  
TYPE OF PROPOSED UNIT: SFD  
PROPOSED USE FOR SITE: RESIDENTIAL
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31EA & 31EB  
STA. NO. 31EA EL. 468.877 N 569,641.138 E 1,374,816.086  
STA. NO. 31EB EL. 452.657 N 568,730.995 E 1,376,273.635
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 2018 BY MILDENBERG, BOENDER & ASSOC., INC.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED ON OR ABOUT MAY, 2018 BY MILDENBERG, BOENDER & ASSOC., INC.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 266W (WATER) AND # 10-1215-D (SEWER).
- NO CEMETERIES EXIST ON SITE.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- FOREST STAND AND WETLAND DELINEATION PERFORMED BY ECO-SCIENCE, INC. IN JUNE OF 2018.
- A TOTAL OF 12 SPECIMEN TREES EXIST ON-SITE. TWO TREES ARE PROPOSED TO BE REMOVED. AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(a)(7) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS HAS BEEN APPLIED FOR TO ALLOW FOR THE REMOVAL OF THE TWO SPECIMEN TREES.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE ANY APPROVAL OF SUBSEQUENT SUBDIVISION OR SITE DEVELOPMENT PLANS. FURTHER COMMENTS WILL BE GENERATED UPON REVIEW OF THE APPLICABLE DEVELOPMENT PLANS IN ACCORDANCE WITH THE SUBDIVISION AND ZONING REGULATIONS. 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.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
- FOREST CONSERVATION OBLIGATION FOR THIS PROJECT WILL BE PROVIDED VIA A PAYMENT OF FEE-IN-LEU.

**SWM PRACTICES SCHEDULE**

AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
LOT 1	M-5, DRYWELLS (4 EACH) M-8, GRASS SWALE	209 C.F. 260 C.F.	240 C.F. 260 C.F.
LOT 2	M-5, DRYWELLS (4 EACH) M-6, MICRO-BIOTENTION (MB #3)	209 C.F. 172 C.F.	240 C.F. 298 C.F.
LOT 3	M-5, DRYWELLS (4 EACH) M-6, MICRO-BIOTENTION (MB #4)	209 C.F. 152 C.F.	240 C.F. 331 C.F.
LOT 4	M-5, DRYWELLS (4 EACH) M-6, MICRO-BIOTENTION (MB #1)	209 C.F. 173 C.F.	240 C.F. 220 C.F.
LOT 5	N/A	N/A	N/A
P/O UIC	M-6, MICRO-BIOTENTION (MB #2)	157 C.F.	208 C.F.
TOTAL		1,750 C.F.	2,267 C.F.



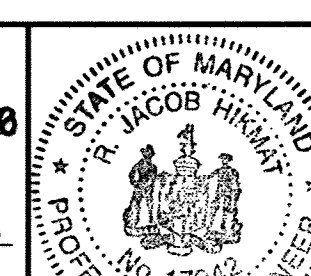
**OWNER/DEVELOPER**

THOMAS O'NEIL  
GERARD O'NEIL  
5249 KERGER ROAD  
ELLICOTT CITY, MD 21043  
410-292-4831



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division  
Date: 10/5/18



I HEREBY CERTIFY THAT THESE DOCUMENTS 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. 17942, EXP. DATE 9/03/20.  
R. JACOB HIKMAT, P.E.  
DATE: 10/2/18

Project	18-011	date	OCT 2018
Illustration	MM/MMT	engineering	MM
scale	1"=50'	approval	RJH

description	revisions	date

**KERGER WOODS SUBDIVISION**  
TAX MAP 31 GRID 15 PARCEL 327  
HOWARD COUNTY, MARYLAND  
1ST ELECTION DISTRICT  
**ENVIRONMENTAL CONCEPT PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
7850-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0296 Tel. (410) 997-0298 Fax.