

SOILS TABLE (WITHIN LOD)

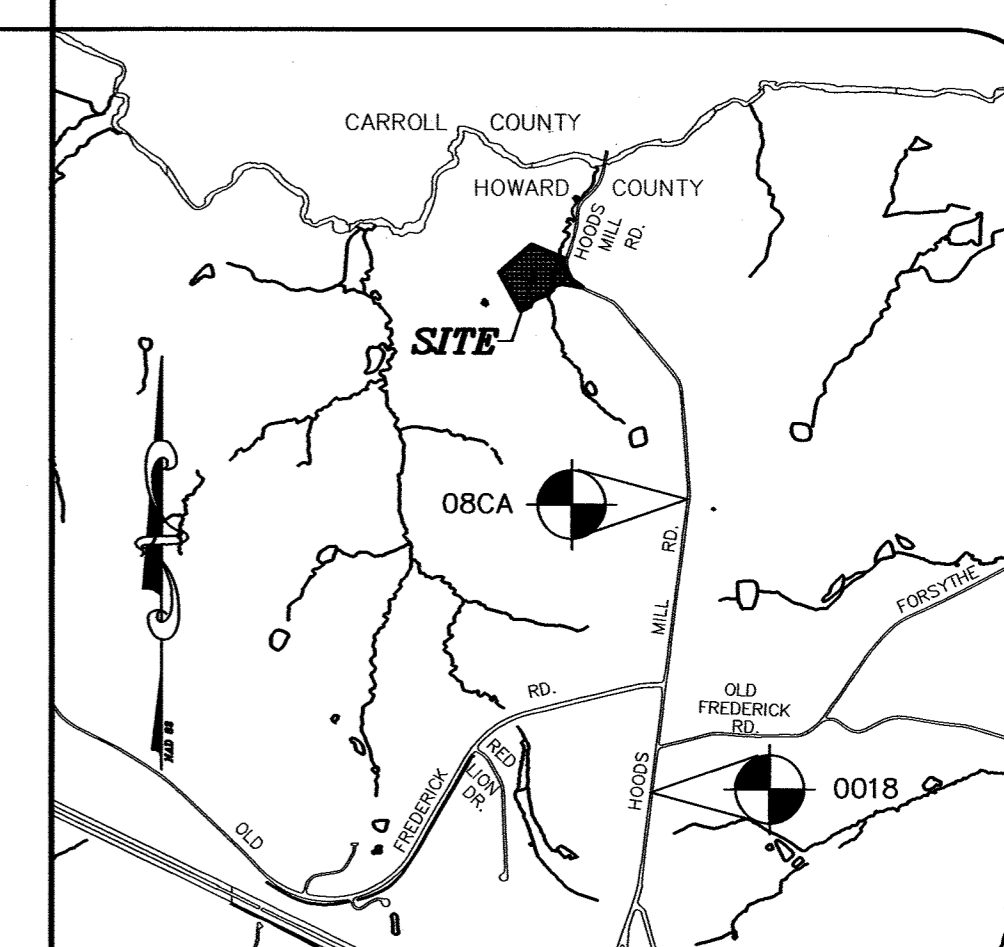
SYMBOL	RATING	NAME	K FACTOR	MAP #	COMMENTS
GgB	(B)	GLENELG LOAM, 3-8% SLOPES.	0.37	3	
GgC	(B)	GLENELG LOAM, 3-8% SLOPES.	0.43	3	
GmC	(B)	GLENVILLE SILT LOAM, 8-15% SLOPES	0.49	3	HIGHLY ERODIBLE
GoB	(C)	GLENVILLE-CODORUS SILT LOAM, 0-8% SLOPES	0.37	3	HIGHLY ERODIBLE
MaB	(B)	MANOR LOAM, 2-8% SLOPES	0.28	3	
MoD	(B)	MANOR LOAM, 8-15% SLOPES	0.32	3	HIGHLY ERODIBLE
McD	(B)	MANOR LOAM, 8-15% SLOPES, VERY RECKY	0.28	3	HIGHLY ERODIBLE
MkF	(B)	MANOR-BRINKLOW COMPLE, 25-65% SLOPES, VERY ROCKY	0.32	3	HIGHLY ERODIBLE

SITE ANALYSIS DATA:

- AREA OF THE SITE: 524,450 S.F. (12.04 AC ±)
- AREA OF ROAD DEDICATION: 15,378 S.F. (0.35 AC ±)
- AREA OF WETLANDS AND ITS BUFFERS: 72,409 S.F. (1.66 AC ±)
- AREA OF FLOODPLAIN: 62,426 S.F. (1.43 AC ±)
- AREA OF EXISTING FOREST: 502,722 S.F. (11.54 AC ±)
- AREA OF STREAM BUFFER: 89,770 S.F. (2.06 AC ±)
- AREA OF SLOPES 15%-24.9%: 125,595 S.F. (2.88 AC ±)
- AREA OF STEEP SLOPES 25% OR GREATER: 38,525 S.F. (0.88 AC ±)
- TOTAL ENVIRONMENTAL SENSITIVE AREA: 106,450 S.F. (2.44 AC ±)
- NET BUILDABLE AREA: 418,000 S.F. (9.60 AC ±)
- LIMIT OF DISTURBANCE AREA: 156,160 S.F. (3.58 AC ±)
- GREEN OPEN AREA (PERVIOUS): 495,450 S.F. (11.39 AC ±)
- PROPOSED IMPERVIOUS AREA: 28,500 S.F. (0.65 AC ±)
- AREA OF HIGHLY ERODIBLE SOILS: 388,958 S.F. (8.23 AC ±)

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESD	PROVIDED ESD
LOT 1	M-6 MICRO-BIORETENTION (M6#1) M-5 DRYWELLS (2 EACH)	724 C.F.	920 C.F.
LOT 2	M-6 MICRO-BIORETENTION (M6#2) M-5 DRYWELLS (2 EACH)	503 C.F.	705 C.F.
LOT 3	M-6 MICRO-BIORETENTION (M6#3) M-5 DRYWELLS (2 EACH)	580 C.F.	685 C.F.
LOT 4	M-6 MICRO-BIORETENTION (M6#4) M-5 DRYWELLS (2 EACH)	460 C.F.	518 C.F.
UC DRIVEWAY WIDENING (ROW)	M-5 DRYWELLS (7 EACH) WIDENING (ROW) (GRAVEL TRENCHES)	289 C.F.	294 C.F.
TOTAL		2,556 C.F.	3,122 C.F.



VICINITY MAP

SCALE: 1"=2000'
ADC MAP: 10 GRID: B-4

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- SITE ANALYSIS DATA:**
ADDRESS: 806 RT. 97, WOODBINE MD 21797
LOCATION: TAX MAP: 8, PARCEL: 314
ELECTION DISTRICT: FOURTH
ZONING: RC-DEO
TOTAL AREA: 12,044 AC ±
PROPOSED USE FOR SITE: RESIDENTIAL
TYPE OF PROPOSED UNITS: SFD
DEED REFERENCE: LIBER 19775 FOLIO 206
- 2' TOPOGRAPHY FOR THE DEVELOPED AREAS IS BASED ON FIELD RUN SURVEY PERFORMED BY MILDBERG, BOENDER & ASSOC., INC. ON OR ABOUT APRIL 2020, AND ON HO.CO. GIS DATA.
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL, 2020 BY MILDBERG, BOENDER & ASSOC., INC.
STA. No. 08CA N 610,521.236 E 1,308,742.172 EL. 625.025
STA. No. 0018 N 607,697.308 E 1,308,424.309 EL. 606.856
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 08CA & 0018
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND 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.
- PLOT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.
- 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 SEPTEMBER 2020.
- THERE ARE NO EXISTING STRUCTURES ON SITE.
- THE FOREST CONSERVATION OBLIGATIONS WILL BE REVIEWED AT THE SUBDIVISION PLAN STAGE
- THIS DESIGN WILL REQUIRE ALTERNATIVE COMPLIANCE OR VARIANCES TO THE REGULATIONS. APPROVAL OF THIS ECP DOES NOT CONSTITUTE ANY APPROVAL OF SUBSEQUENT SUBDIVISION, SITE DEVELOPMENT PLANS BUILDING PERMIT OR ALTERNATIVE COMPLIANCE PETITIONS. 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.
- IN ACCORDANCE WITH SECTION 16.120(b)(2)(ii) LAND DEDICATED FOR STREET WIDENING IN A MINOR SUBDIVISION HAS BEEN COUNTED TO SATISFY UP TO 10% OF THE MINIMUM LOT SIZE REQUIREMENTS NOT TO EXCEED THE ACTUAL AREA DEDICATED.

LEGEND

- SLOPES 15%-24.9%
- SLOPES 25% OR GREATER
- WETLANDS
- AREA TREATED BY DRY WELLS (M-5)
- AREA TREATED BY MICRO-BIO. (M-6)
- HIGHLY ERODIBLE SOILS
- FLOODPLAIN AREA
- POTABLE WATER WELL ZONES
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- LIMITS OF DISTURBANCE
- DERANGE AREA
- FLOODPLAIN X-SECTION
- FLOODPLAIN ELEVATION
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SPECIMEN TREE TO BE REMOVED

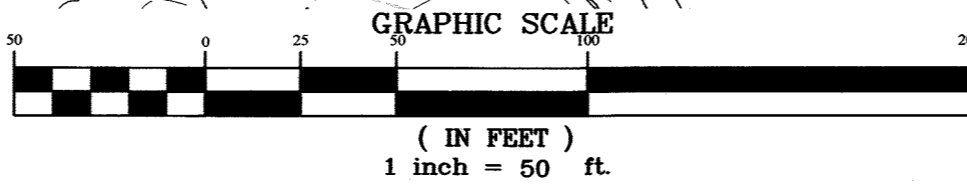
OWNER/DEVELOPER

HMR PROPERTIES LLC
7350-B GRACE DR.
COLUMBIA, MD 21044
410-997-0296

APPROVED: DEPARTMENT OF PLANNING AND ZONING
10/21/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION
10/13/2021
CHIEF, DIVISION OF LAND DEVELOPMENT

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. 26859, EXP DATE 08/08/21

10/13/2021
SAMER A. ALOMER P.E.



SPECIMEN TREE

KEY	SPECIES	SIZE	CRZ	COMMENTS
ST 1	TULIP POPLAR	30.5	45.75	
ST 2	TULIP POPLAR	36.0	54.00	FAIR ABOVE BH
ST 3	TULIP POPLAR	31.0	46.50	
ST 4	TULIP POPLAR	33.5	50.25	
ST 5	TULIP POPLAR	34.0	51.00	
ST 6	TULIP POPLAR	34.5	51.75	FAIR, TWIN ABOVE BH
ST 7	TULIP POPLAR	30.0	45.00	FAIR, THREE STEMS ABOVE BH
ST 8	TULIP POPLAR	30.5	45.75	FAIR, ON STREAM BANK
ST 9	TULIP POPLAR	33.0	49.50	POOR, DEAD SECOND TRUNK
ST 10	TULIP POPLAR	30.5	45.75	
ST 11	TULIP POPLAR	41.0	61.50	FAIR, SOME DIEBACK NOTED
ST 12	TULIP POPLAR	33.0	49.50	TO BE REMOVED
ST 13	TULIP POPLAR	33.5	50.25	
ST 14	TULIP POPLAR	33.0	49.50	
ST 15	TULIP POPLAR	34.0	51.00	
ST 16	TULIP POPLAR	32.5	48.75	TO BE REMOVED
ST 17	TULIP POPLAR	31.0	46.50	

ESD NARRATIVE

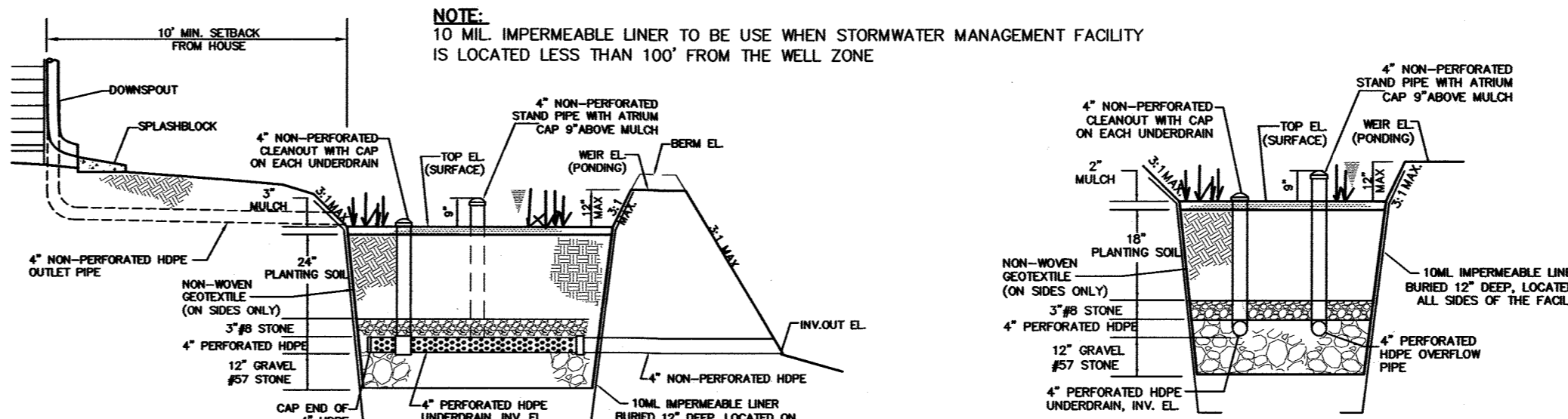
- THE PROPERTY CONTAINS A PERENNIAL STREAM (USE 1) WHICH IS PROTECTED BY A 75' STREAM BUFFER AND AREAS OF WETLANDS, PROTECTED BY 25' WETLAND BUFFER. PROPOSED STRUCTURES WILL BE CONSTRUCTED WITHIN 35' FROM ANY ENVIRONMENTALLY SENSITIVE AREA BUFFERS. FOREST EXISTS ON SITE. THERE ARE 17 SPECIMEN TREES ON SITE.
- 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. PROPOSED SDF ARE CLUSTERED TO MINIMIZE PROPOSED DRIVEWAYS AND NEW IMPERVIOUS AREAS.
- 16' WIDE DRIVEWAY WILL BE USED OR SERVE AS USE-IN-COMMON ACCESS FOR ALL PROPOSED LOTS. MICRO-BIORETENTION FACILITIES (M-6) 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 CURRENT 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.
- THIS PROJECT WAS DESIGNED TO MINIMIZE THE IMPERVIOUS AREAS, ESD MEASURES WERE UTILIZED IN THE FOLLOWING ORDER OF PREFERENCE: (M-6) AND (M-5).

STONE TRENCH DETAIL

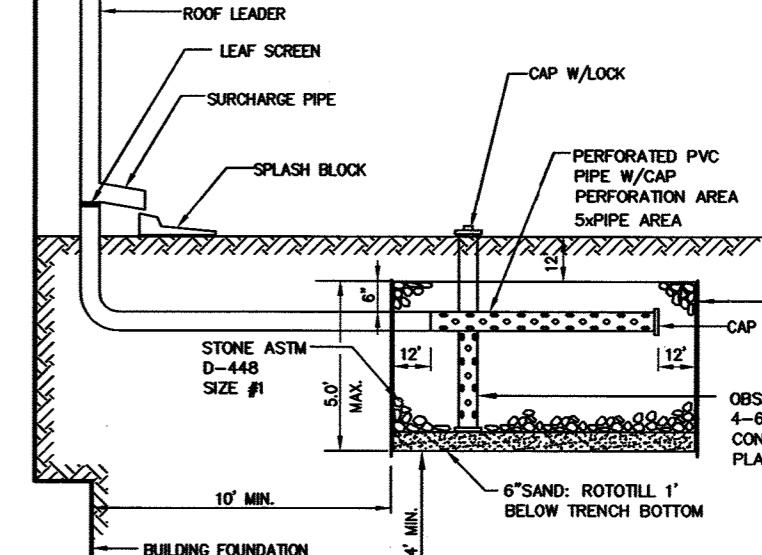


NOTE: 10 MIL IMPERMEABLE LINER TO BE USED WHEN STORMWATER MANAGEMENT FACILITY IS LOCATED LESS THAN 100' FROM THE WELL ZONE.

TYP. SECTION MICRO-BIORETENTION (M-6)



NOTE - THE ENTIRE DRAINAGE AREA MUST BE FULLY STABILIZED BEFORE RUNOFF CAN BE DIRECTED TO THE FACILITY.



NOTE: 17\"/>

date	OCT 2021	engineering	MM	approval	SAA
project	20-012	illustration	MM	scale	1"=50'

description	revisions
no.	date

HOODS MILL FARM
806 RT. 97, WOODBINE MD 21797
SINGLE FAMILY DETACHED UNITS
4TH ELECTION DISTRICT, TAX MAP 08, PARCEL 314, GRID 05
ENVIRONMENTAL CONCEPT PLAN (ECP)

MILDBERG & ASSOC., INC.
Boender & Assoc., Inc.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0296 Fax.

ECP-21-042