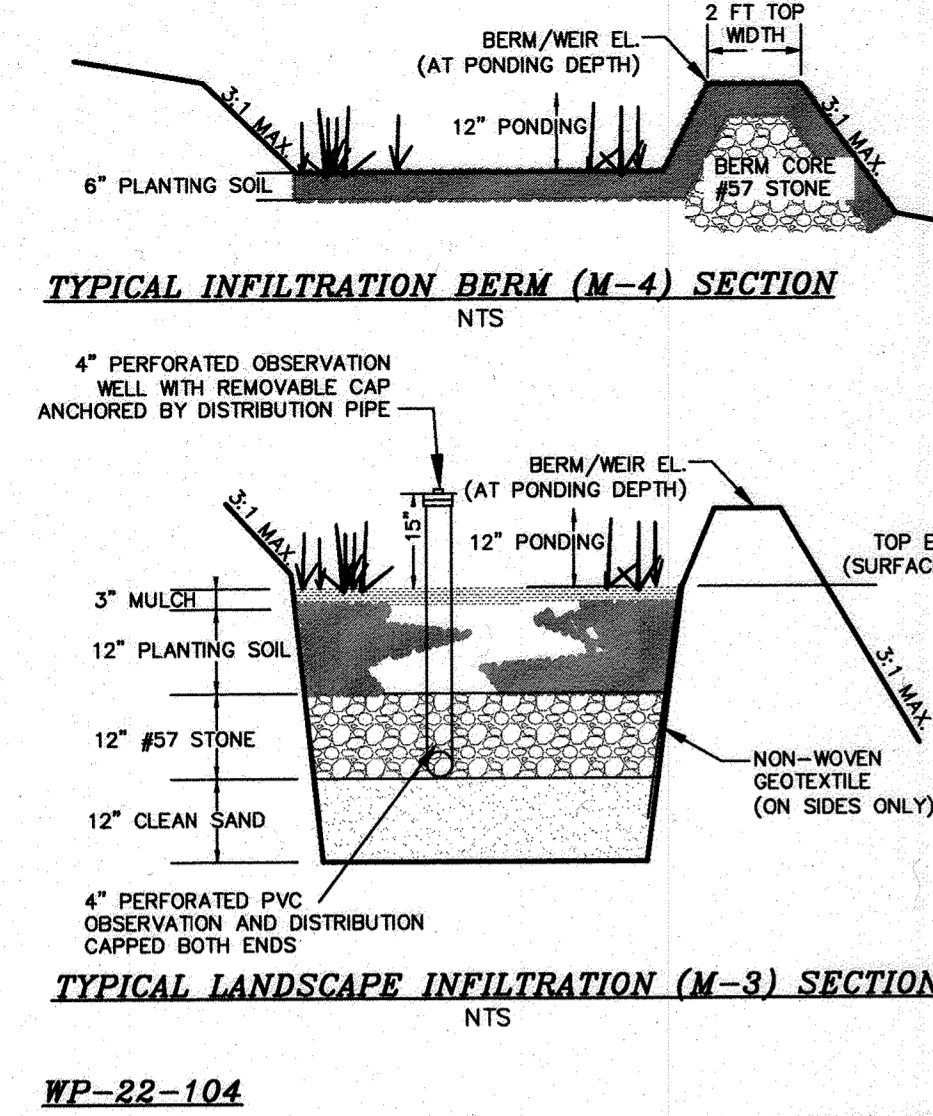


24" AND LARGER DBH TREE CHART (SPECIMEN TREES BOLD)
 NO TREES ARE PLANNED TO BE REMOVED, AND NO LISTED CRZ ARE IMPACTED BY THIS PROJECT.

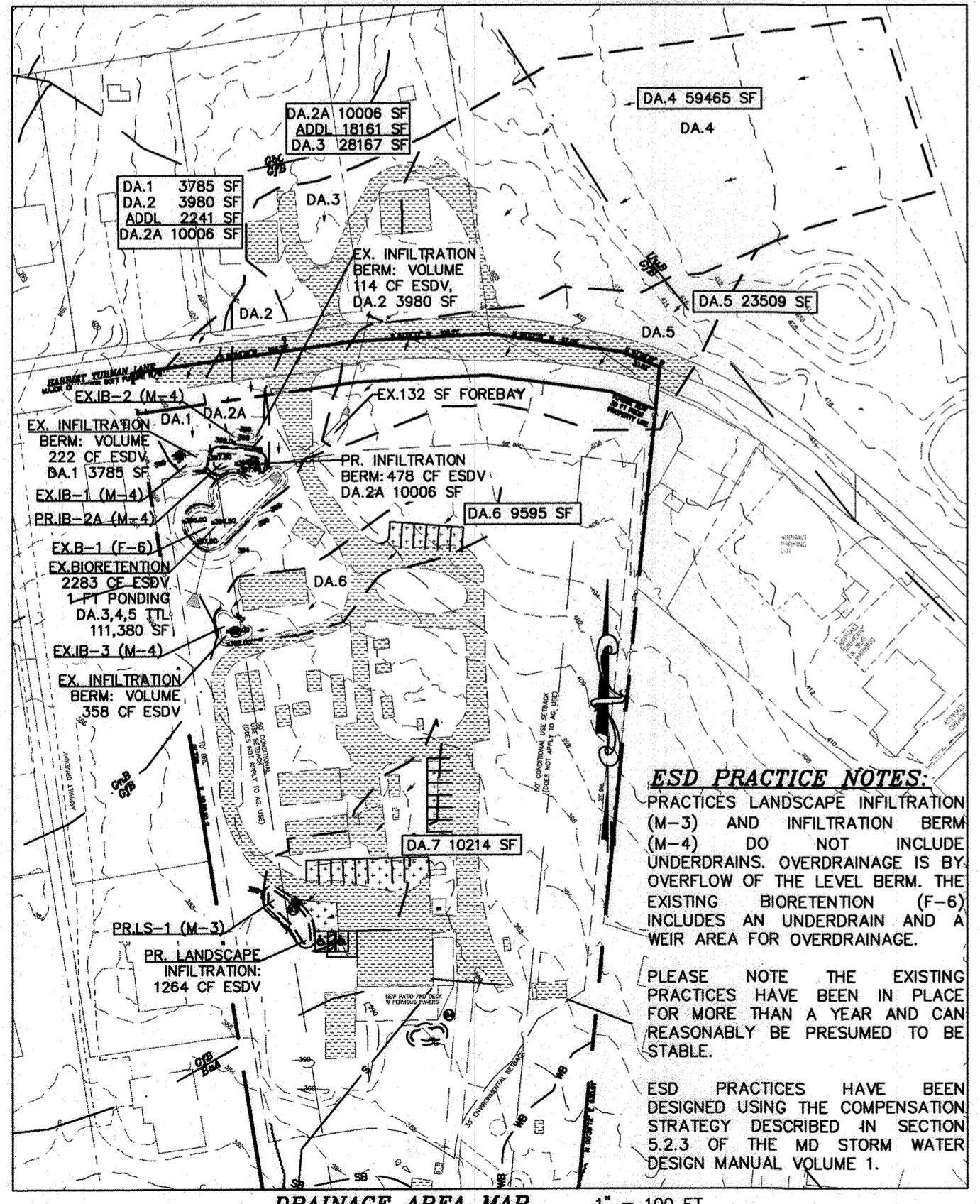
SPECIMEN #	SPECIES	DBH (INCHES)	CRZ (FEET)	CONDITION	REMARKS
1	LIRIODENDRON TULIPIFERA	30.1	45.2	FAIR	SPECIMEN TREE
2	LIRIODENDRON TULIPIFERA	29.6		GOOD	
3	LIRIODENDRON TULIPIFERA	24.5		GOOD	
4	LIRIODENDRON TULIPIFERA	27.5		GOOD	
5	ACER RUBRUM	27.0		GOOD	
6	ACER RUBRUM	24.1		GOOD	
7	ACER FREEMANNI	24.1		GOOD	
8	LIRIODENDRON TULIPIFERA	29.6		GOOD	
9	LIRIODENDRON TULIPIFERA	24.5		GOOD	
10	LIRIODENDRON TULIPIFERA	49.0	73.5	FAIR	SPECIMEN TREE, TRIPLE TRUNK, INCLUDED BARK
11	QUERCUS RUBRA	28.7		GOOD	
12	LIRIODENDRON TULIPIFERA	26.2		GOOD	
13	LIRIODENDRON TULIPIFERA	27.3		GOOD	
14	LIRIODENDRON TULIPIFERA	34.8		GOOD	
15	LIRIODENDRON TULIPIFERA	32.6		GOOD	
16	LIRIODENDRON TULIPIFERA	26.3		GOOD	
17	LIRIODENDRON TULIPIFERA	39.7	59.6	GOOD	SPECIMEN TREE
18	ACER RUBRUM	26.0		GOOD	
19	LIRIODENDRON TULIPIFERA	26.8		POOR	ROTTING TRUNK INTERIOR TO 8' ON SW SIDE
20	LIRIODENDRON TULIPIFERA	27.1		GOOD	
21	LIRIODENDRON TULIPIFERA	24.8		GOOD	
22	LIRIODENDRON TULIPIFERA	24.0		GOOD	
23	LIRIODENDRON TULIPIFERA	26.3		GOOD	
24	LIRIODENDRON TULIPIFERA	25.5		GOOD	
25	LIRIODENDRON TULIPIFERA	26.0		GOOD	
26	LIRIODENDRON TULIPIFERA	27.0		GOOD	
27	LIRIODENDRON TULIPIFERA	29.4		GOOD	
28	LIRIODENDRON TULIPIFERA	31.5	47.3	GOOD	SPECIMEN TREE
29	LIRIODENDRON TULIPIFERA	36.6	57.9	GOOD	SPECIMEN TREE
30	LIRIODENDRON TULIPIFERA	26.8		GOOD	
31	LIRIODENDRON TULIPIFERA	26.0		GOOD	
40	QUERCUS FALCATA	46.2	69.3	GOOD	SPECIMEN TREE
74	QUERCUS PALUSTRIS	27.3		FAIR TO GOOD	



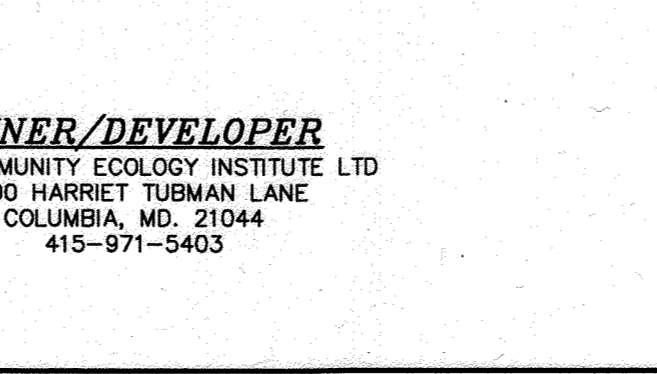
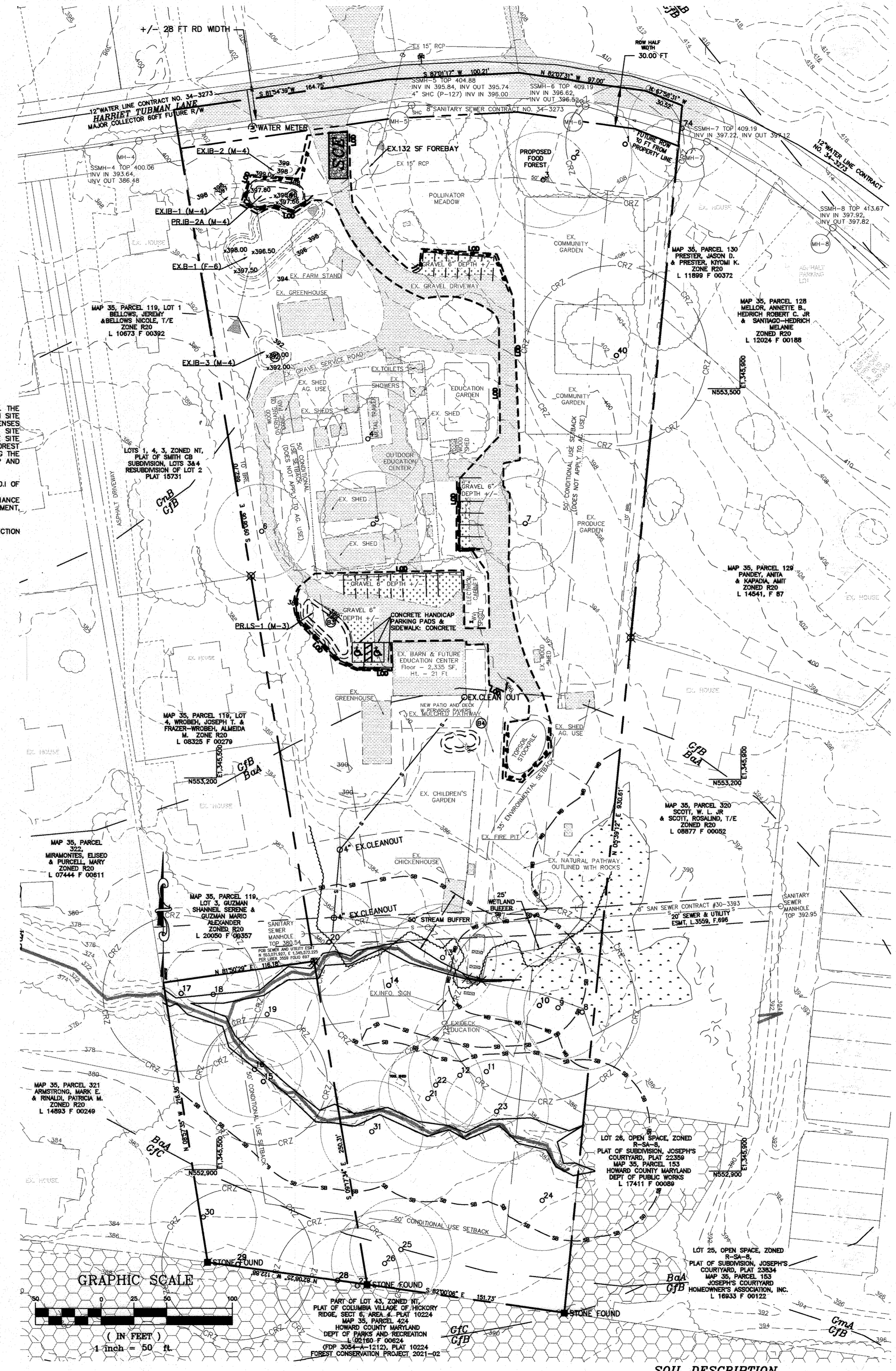
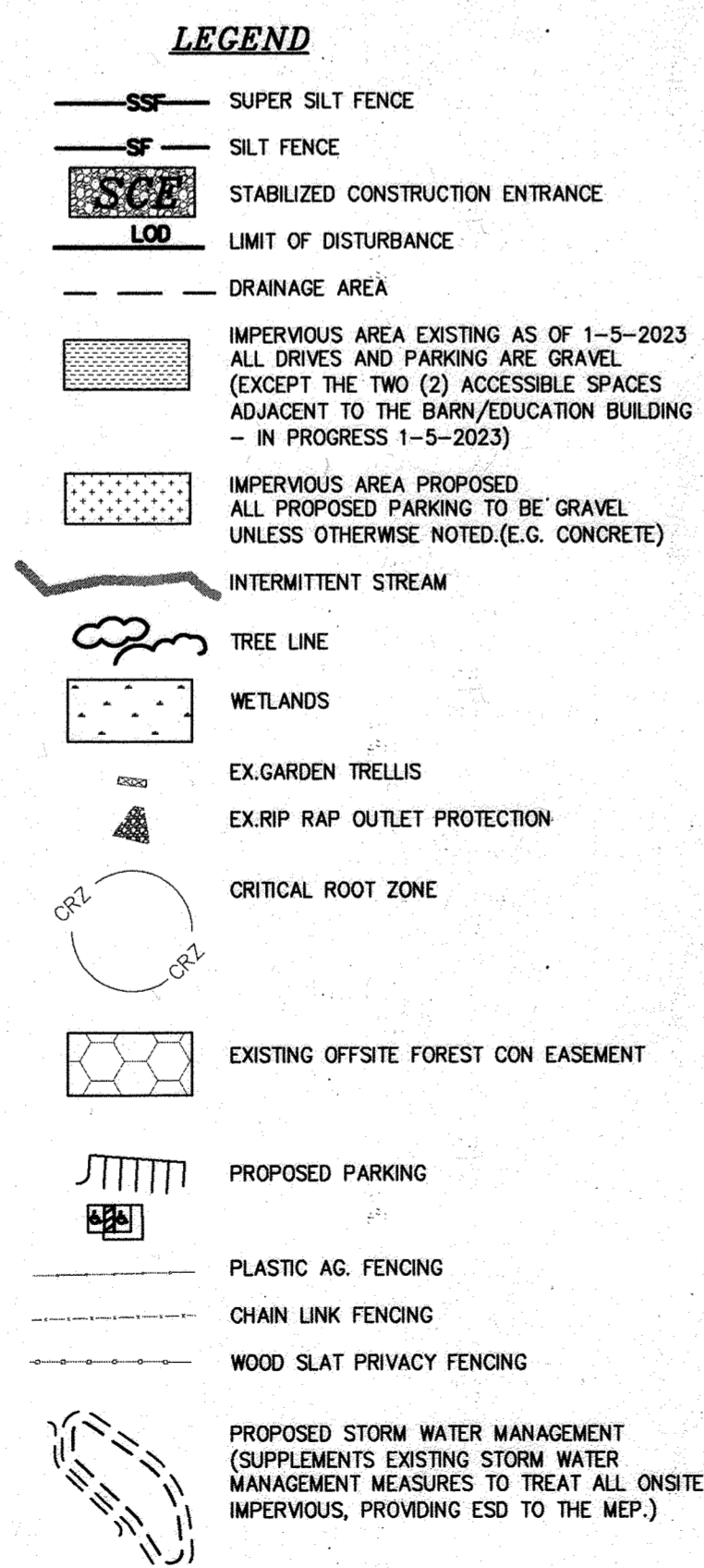
WP-22-104
 STRICT COMPLIANCE WITH THE REGULATIONS WOULD REQUIRE THE APPLICANT TO SUBMIT A FORMAL SITE DEVELOPMENT PLAN AND FOREST CONSERVATION PLAN NOW FOR THE PROPOSED PROJECT. THE AREA IN QUESTION IS LESS THAN 11,000 SF OF A LARGE 6.39-ACRE SITE AND CONSISTS OF EXISTING IMPROVEMENT THAT ARE TO BE REUSED. THE STRUCTURE AND GRAVEL PARKING AREA EXIST ON SITE AND THE OWNER HAS SUBMITTED A BUILDING PERMIT APPLICATION TO BRING THE EXISTING STRUCTURE INTO CODE COMPLIANCE. THEY HAVE ALSO APPLIED TO THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS FOR A USE AND OCCUPANCY PERMIT. THERE IS NO SIGNIFICANT IMPACT OR ALTERATION TO ACCESS, PARKING, CIRCULATION, DRAINAGE, LANDSCAPING, STRUCTURES, OR OTHER SITE FEATURES THROUGH DISCUSSIONS RELATED TO THIS ALTERNATIVE COMPLIANCE. THE OWNER AGREES TO PURSUE A SITE DEVELOPMENT PLAN AND ADDRESS FOREST CONSERVATION FOR THE ENTIRE SITE FOLLOWING THIS PHASE OF IMPROVEMENTS. THE NEW, OVERALL SDP TO ACCOMMODATE THE FULL IMPROVEMENTS APPROVED IN BA-19-029C WILL REQUIRE A THOROUGH REVIEW AND RECORDING OF FOREST CONSERVATION EASEMENTS WHICH WILL INCLUDE THIS DISTURBANCE AS WELL AS THOSE ASSOCIATED WITH THE PREVIOUS SYM FACILITY. A COMPREHENSIVE APPROACH TO ADDRESSING AND ORGANIZING THE REQUIRED FOREST CONSERVATION EASEMENT ON THE OVERALL SITE WOULD DELAY THE IMMEDIATE USE OF THE EXISTING STRUCTURE FOR THE TIME INVOLVED TO REVIEW AND PROCESS THE NEW SDP AND FCP WOULD RESULT IN AN UNREASONABLE HARDSHIP FOR THE APPLICANT.
 APPROVAL OF THIS ALTERNATIVE COMPLIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. ANY FURTHER REVISIONS TO SDP-84-192 SHALL BE PROCESSED AS A NEW SDP, AS PROPOSED BY THE APPLICANT IN THE APPLICATION FOR WP-22-104 AND AS REQUIRED PER SECTION 131.01 OF THE ZONING REGULATIONS.
 2. SUBMISSION OF A NEW SDP IS REQUIRED WITHIN 180 DAYS (ON OR BEFORE DECEMBER 3, 2022) OF APPROVAL OF THE ALTERNATIVE COMPLIANCE WP-22-104 TO BRING THE SITE INTO COMPLIANCE WITH THE REGULATIONS INCLUDING BA-19-029C CONDITIONAL USE APPROVAL PLAN, THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, FOREST CONSERVATION, STORM WATER MANAGEMENT, LANDSCAPING REGULATIONS AND ALL APPLICABLE COUNTY AND STATE REGULATIONS.
 3. THE PLAN EXHIBIT DATED 5/11/22 WILL SERVE AS THE SUBSTITUTE PLAN TO OBTAIN PERMITS FOR THE 0.25 AC L.O.
 SHOWN AROUND THE BARN ONLY. NO OTHER WORK IS TO BE PERMITTED OR APPROVED WITH THE PLAN EXHIBIT. INDICATE THIS ALTERNATIVE COMPLIANCE PETITION FILE NUMBER, REQUEST, SECTION OF THE REGULATIONS, ACTION, CONDITIONS OF APPROVAL, AND DATE ON ALL RELATED PLATS, AND SITE DEVELOPMENT PLANS, AND BUILDING PERMITS.

SWM PRACTICES SCHEDULE

FACILITY	PRACTICE	DRAINAGE AREA GOES TO (SF)	SUB DA (SF)	AREA (SF)	PCT (%)	REQ'D ESDV (CF)	PRE TREAT (CF)	ESDV (CF)	PRE TREAT (CF)	STORM (CF)	REV (CF)	PROVIDED (CF)	Pe (IN)	Pe (IN)
EX-IB-1 EXISTING INFILTRATION BERM	M-4	DA.1	DA.2A	1039	3785	27%	112			178	247			
EX-IB-2 EXISTING INFILTRATION BERM	M-4	DA.2A	DA.3	2507	10006	27%	293			68	496	645		
PR-IB-2A PROPOSED INFILTRATION BERM	M-4	DA.2A	DA.3	2507	10006	27%	293			68	496	645		
SUMMED PRETREATMENT, GREATER THAN 1 YEAR STORM - 1 YEAR STORM ONLY USED IN CALCULATIONS										673	645			
NOTE THAT EX-IB-1 AND PR-IB-2A PROVIDE MORE THAN THE REQUIRED 25% PRETREATMENT FOR BIORETENTION EX-B-1. THAT EXCESS TREATMENT IS COUNTED IN THE OVERALL SITE TOTAL														
		DA.4	DA.3	2381	59465	4%	512	254			1126	162		
		DA.5	DA.3	7049	23509	30%	752	128			1054	238		
EX-B-1 EXISTING BIORETENTION	F-6	DA.3	DA.3	9721	28167	35%	1016	188			228	322		
EX-B-3 EXISTING INFILTRATION BERM	M-4	DA.6		4234	9595	44%	429		358		944	136	358	
PR-LS-1 PROPOSED LANDSCAPE BERM	M-3	DA.7		6226	10124	61%	611		1264		1344	193	1264	
TOTAL FOR THE AREAS TREATED											1051			
SITE TOTAL EXISTING CONDITION											1167			
SITE TOTAL PROPOSED CONDITION											3998	1204	3998	1.20

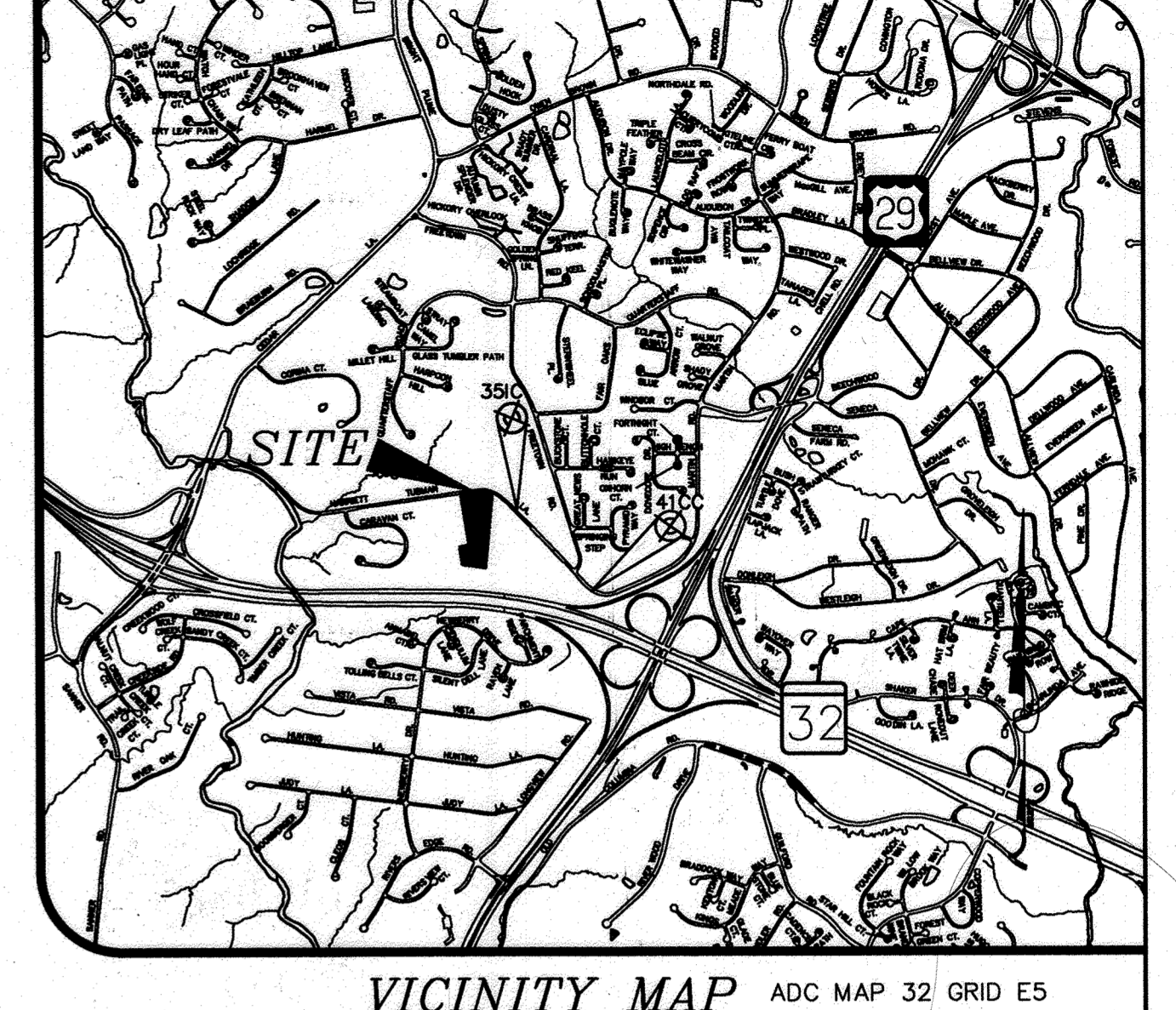


ESD PRACTICE NOTES:
 PRACTICES LANDSCAPE INFILTRATION (M-3) AND INFILTRATION BERM (M-4) DO NOT INCLUDE UNDERDRAINS. OVERDRAINAGE IS BY OVERFLOW OF THE LEVEL BERM. THE EXISTING BIORETENTION (F-6) INCLUDES AN UNDERDRAIN AND A WEIR AREA FOR OVERDRAINAGE.
 PLEASE NOTE THE EXISTING PRACTICES HAVE BEEN IN PLACE FOR MORE THAN A YEAR AND CAN REASONABLY BE PRESUMED TO BE STABLE.
 ESD PRACTICES HAVE BEEN DESIGNED USING THE COMPENSATION STRATEGY DESCRIBED IN SECTION 5.2.3 OF THE MD STORM WATER DESIGN MANUAL VOLUME 1.



SOIL DESCRIPTION

SYMBOL	NAME	RATING	K FACTOR	MAP NO.	COMMENTS
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	A	0.32	23	ONSITE
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	A	0.32	23	ONSITE
GfD	GLENNVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	0.49	23	ONSITE
BoA	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES,	C/D	0.49	23	ONSITE
UoB	URBAN LAND UODRTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	N/A	23	OFFSITE



GENERAL NOTES:
 1. SITE ANALYSIS DATA:
 ADDRESS: 8000 HARRIET TUBMAN LANE, COLUMBIA, 21044
 LOCATION: TAX MAP: 0035 - PARCEL: 126,127 - GRID 024
 ELECTION DISTRICT: FIFTH
 ZONING: R-20
 EXISTING/PROPOSED USE: AGRICULTURE / CHARITABLE AND PHILANTHROPIC INSTITUTION
 TOTAL NUMBER OF LOTS: 24
 DEED REFERENCE: LIBER 18755, FOLIO 00290
 DPZ FILE REFERENCE: SDP-84-192, WP-22-104, BA-19-029C, REDLINE SDP-84-192 (7/6/21)
 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. 358 & 410C WERE USED FOR THIS PROJECT.
 STATION NO. 351C N 553,504.392 E 1,346,160.575 EL. 414.346
 STATION NO. 484B N 552,494.249 E 1,347,062.463 EL. 399.989
 3. FOREST CONSERVATION IS TO BE APPROVED WITH THE SUBMITTAL OF THE SITE DEVELOPMENT PLAN.
 4. PROJECT BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN SURVEY JUNE 2019 BY FISHER, COLLINS & CARTER, INC. AND ONSITE TOPOGRAPHY BASED ON HOWARD COUNTY GIS OFFSITE, AND FIELD RUN TOPOGRAPHIC SURVEY OF THE PROPERTY MAY 2020 BY FISHER, COLLINS & CARTER, INC. OFFSITE TOPOGRAPHY, ROAD EDGES ETC, HOWARD COUNTY GIS.
 5. THIS SITE IS NOT LOCATED IN AN HISTORIC DISTRICT AND THERE ARE NO BURIAL, CEMETERY OR HISTORICAL SITES LOCATED ON THIS PROPERTY.
 6. WATER AND SEWER ARE PUBLIC CONTRACT #34-3273, AND SEWER CONTRACT #30-3393
 7. NO NEW PRIMARY BUILDINGS ARE PROPOSED. FINAL LAYOUT OF ACCESSORY BUILDINGS TO BE SHOWN ON THE DEVELOPMENT PLAN. EXISTING BUILDINGS OUTSIDE OF THE PLAN BUILDS ON SETBACK SHALL CONTINUE TO BE USED FOR AGRICULTURE, AS PER BA-19-029C.
 8. IF NECESSARY, EXISTING ACCESSORY STRUCTURES IN BUFFERS MAY BE RELOCATED OR ALTERNATIVE COMPLIANCE SOUGHT
 9. STORMWATER MANAGEMENT IS PROVIDED BY PRIVATELY OWNED AND MAINTAINED LANDSCAPE INFILTRATION (M-3), INFILTRATION BERMS (M-4) AND BIORETENTION (F-6). STORMWATER MANAGEMENT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2000 MDE STORMWATER MANUAL (2007 REGULATIONS) TO TREAT ALL ONSITE IMPERVIOUS.
 10. THE SITE CONTAINS STREAMS, WETLANDS, AND THEIR ASSOCIATED BUFFERS, BUT DOES NOT CONTAIN STEEP SLOPES.
 11. SITE DEVELOPMENT PLAN APPROVAL IS REQUIRED BY THE DEPARTMENT OF PLANNING AND ZONING PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE DEVELOPMENT COVERED IN BA-19-029C, EXCEPT FOR THE WORK PERMITTED UNDER WP-22-104.
 12. LANDSCAPING AND PERIMETER LANDSCAPING REQUIREMENTS WILL BE ADDRESSED AT THE SDP STAGE OF THE PROJECT.
 13. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR REDLINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR REDLINE REVISION PROCESS.
 COMMENTS MAY ALTER THE OVERALL SITE DESIGN AS THE PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
 14. THE FOREST CONSERVATION PLAN AND ASSOCIATED FOREST STAND DELINEATION WILL BE REVIEWED FOR COMPLIANCE WITH THE FOREST CONSERVATION ACT AT THE SITE DEVELOPMENT PLAN STAGE
 15. STRUCTURES AND USES EXIST ON-SITE THAT WERE NOT ON THE APPROVED CONDITIONAL USE PLAN BA-19-029C. APPROVAL OF THE ECP IS NOT APPROVAL OF DEVIATIONS FROM THE APPROVED CU PLAN. DEVIATIONS WILL BE RECONCILED AT THE SDP STAGE.

ESD NARRATIVE
 1. THE PROPOSED LIMITS OF DISTURBANCE ARE WHOLLY LOCATED WITHIN THE PREVIOUSLY DEVELOPED PORTION OF THE PROPERTY.
 2. A REDLINE DATED 7/6/21 WAS APPROVED FOR THE CREATION OF STORM WATER MANAGEMENT / ENVIRONMENTAL SITE DESIGN FOR THE SITE WHICH TREATED THE SITE USING COMPENSATION BY TREATMENT OF OFFSITE DRAINAGE AREAS WHICH FLOW THROUGH THE SITE. THIS PLAN BUILDS ON THAT STRATEGY, IMPROVING THE PRETREATMENT (M-4) FOR THE BIORETENTION (F-6). IN ADDITION, THE EXISTING INFILTRATION BERM (M-4) AT THE GREENHOUSE AND A NEW LANDSCAPE INFILTRATION PRACTICE (M-3) ARE UTILIZED TO TREAT ALL IMPERVIOUS ONSITE INCLUDING THE ADDITIONAL GRAVEL PARKING AREAS.
 3. 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.
 4. 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 ASSOC.
 5. TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS UTILIZED TO THE EXTENT ALLOWED BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BY MINIMIZING EARTH DISTURBANCE.
 6. IN DESIGNING THIS PROJECT, IT WAS PLANNED TO MINIMIZE IMPERVIOUS AREAS, REDUCE RUNOFF FROM THE SITE AND IMPROVE RECHARGE OF GROUNDWATER BY THE INSTALLATION AND ENHANCEMENT OF ESD MEASURES LISTED IN THE SWM PRACTICES SCHEDULE.
 7. THE EXISTING STREAMS, FOREST AND WETLAND AREAS ARE LOCATED OUTSIDE THE PROPOSED LOD.

ECP SITE ANALYSIS DATA

NO.	DESCRIPTION	ACRES	(S.F.)
1.	AREA OF THE SITE	6.407	(279,078 S.F.)
2.	LIMIT OF DISTURBANCE AREA	0.528	(23,007 S.F.)
3.	AREA OF WETLANDS	0.126	(5,479 S.F.)
4.	AREA OF WETLANDS BUFFER	0.331	(14,437 S.F.)
5.	AREA OF FLOODPLAIN	0	(0 S.F.)
6.	AREA OF STREAM BUFFER	1.388	(60,367 S.F.)
7.	AREA OF STEEP SLOPES 15% OR GREATER	0	(0 S.F.)
8.	AREA OF STEEP SLOPES 25% OR GREATER	0	(0 S.F.)
9.	AREA OF EXISTING FOREST	1.935	(84,278 S.F.)
10.	AREA OF EX. FOREST CONSERVATION ESMT	0	(0 S.F.)
11.	AREA OF HIGHLY ERODIBLE SOILS	2.607	(113,574 S.F.)
12.	AREA OF PROPOSED GREEN OPEN SPACE	5.581	(243,174 S.F.)
13.	IMPERVIOUS AREA EXISTING	0.733	(31,155 S.F.)
14.	IMPERVIOUS AREA PROPOSED	0.826	(34,197 S.F.)
15.	PROPOSED IMPERVIOUS ADDITION	0.093	(4,042 S.F.)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7/12/23

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. 34027, EXP. DATE 01/16/2025

 Michael Kretsch
 PROFESSIONAL ENGINEER
 DATE: 6/16/2023

OWNER/DEVELOPER
 THE COMMUNITY ECOLOGY INSTITUTE LTD
 8000 HARRIET TUBMAN LANE
 COLUMBIA, MD, 21044
 415-971-5403

COMMUNITY ECOLOGY INSTITUTE
 8000 HARRIET TUBMAN LANE
 TAX MAP 35 GRID 24 PARCELS 126 & 127
 HOWARD COUNTY, MARYLAND
 ENVIRONMENTAL CONCEPT PLAN
 FIFTH ELECTION DISTRICT

Project date: JUNE 2023
 Illustration: 22-016
 Scale: MKG
 Date: MKG
 Date: MKG
 Date: SAA

1 OF 1
 ECP-23-006