

VICINITY MAP
SCALE: 1" = 2000'
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PERMITTED USE NO. 3652
HOWARD COUNTY ADC MAPS 4936 GRID K7 AND 4937 GRID A7

LEGEND

---	L/D	---	LIMIT OF DISTURBANCE
---	SSF	---	SUPER SILT FENCE
			EROSION CONTROL MATTING
~		~	PROPOSED 2' CONTOUR
x24.2		x24.2	PROPOSED SPOT ELEVATION
UcD		UsB	EX. SOILS
[Symbol]		[Symbol]	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
[Symbol]		[Symbol]	15%-25% SLOPES
[Symbol]		[Symbol]	25%+ SLOPES
---	OHE	---	OVERHEAD POWER LINES
---		---	EX. TREE CANOPY PROP. TREE CANOPY

SITE DATA ANALYSIS

AREA OF SITE:	0.57 ACRES (24,951 SF)
LIMIT OF DISTURBED AREA:	0.29 ACRES ± (12,801 SF ±)
EXISTING WETLANDS:	0 ACRES
EXISTING FLOODPLAIN:	0 ACRES
EXISTING FOREST:	0 ACRES
STEEP SLOPES (15% AND GREATER):	0 ACRES
ERODIBLE SOILS:	0 SF
PROPOSED USES:	SINGLE FAMILY DETACHED HOUSE
PROPOSED IMPERVIOUS AREA:	3,815 SF OR 0.087 AC.
EXISTING IMPERVIOUS:	3,355 SF OR 0.077 AC.
GREEN OPEN AREA:	20,909 SF OR 0.48 AC.

BENCH MARK
HOWARD COUNTY CONTROL STATION 37C3
N 562,916.003
E 1,384,856.679
ELEV. 258.497

HOWARD COUNTY CONTROL STATION 38A4
N 562,977.621
E 1,386,288.112
ELEV. 224.176

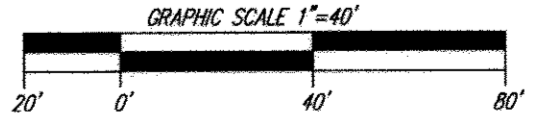
EXISTING VEGETATION

COMMUNITY	DOMINANT SPECIES	TYPICAL CALIPER	MATURITY	CONDITION
DEVELOPED LOT	N/A	N/A	N/A	FAIR TO POOR

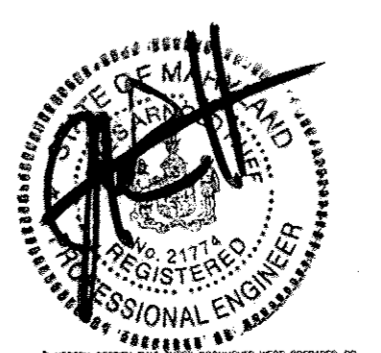
SPECIMEN TREE CHART

KEY	SPECIES	SIZE	CONDITION
1	WHITE OAK (<i>Quercus alba</i>)	38"	FAIR
2	NORTHERN RED OAK (<i>Quercus rubra</i>)	40"	FAIR
3	AMERICAN BEECH (<i>Fagus grandifolia</i>)	36"	FAIR

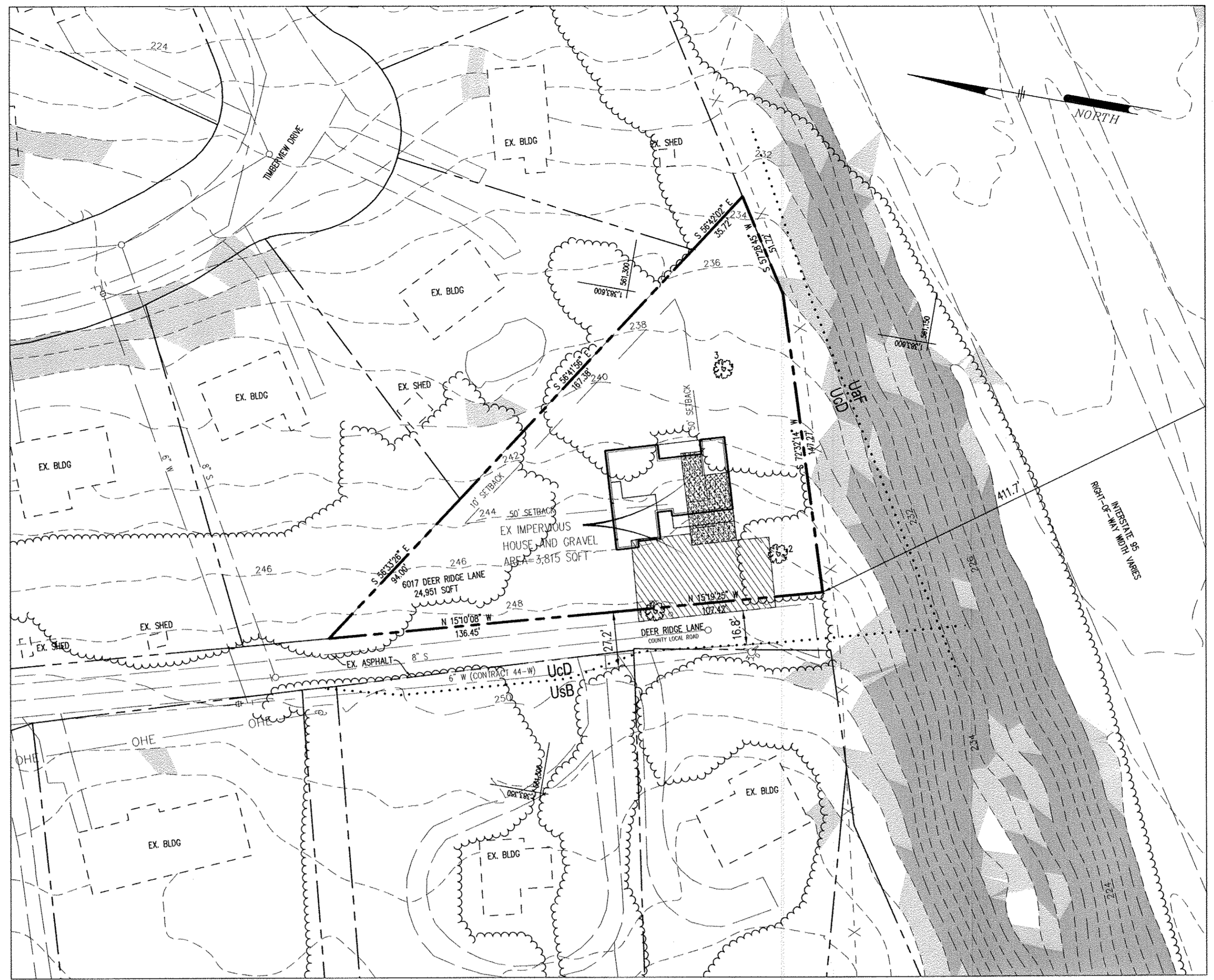
FOREST STAND DELINEATION NARRATIVE:
THERE IS NO EXISTING FOREST ON THE SITE. THE SITE CONSISTS OF OPEN LAWN AREA, ONE STRUCTURE, AND GRAVEL. THERE ARE TREES LOCATED ON THE SITE AS SHOWN, MOSTLY ALONG THE PERIMETER.



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 9-11-13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 9/10/13
 CHIEF, DIVISION OF LAND DEVELOPMENT



EXISTING CONDITIONS PLAN



GENERAL NOTES

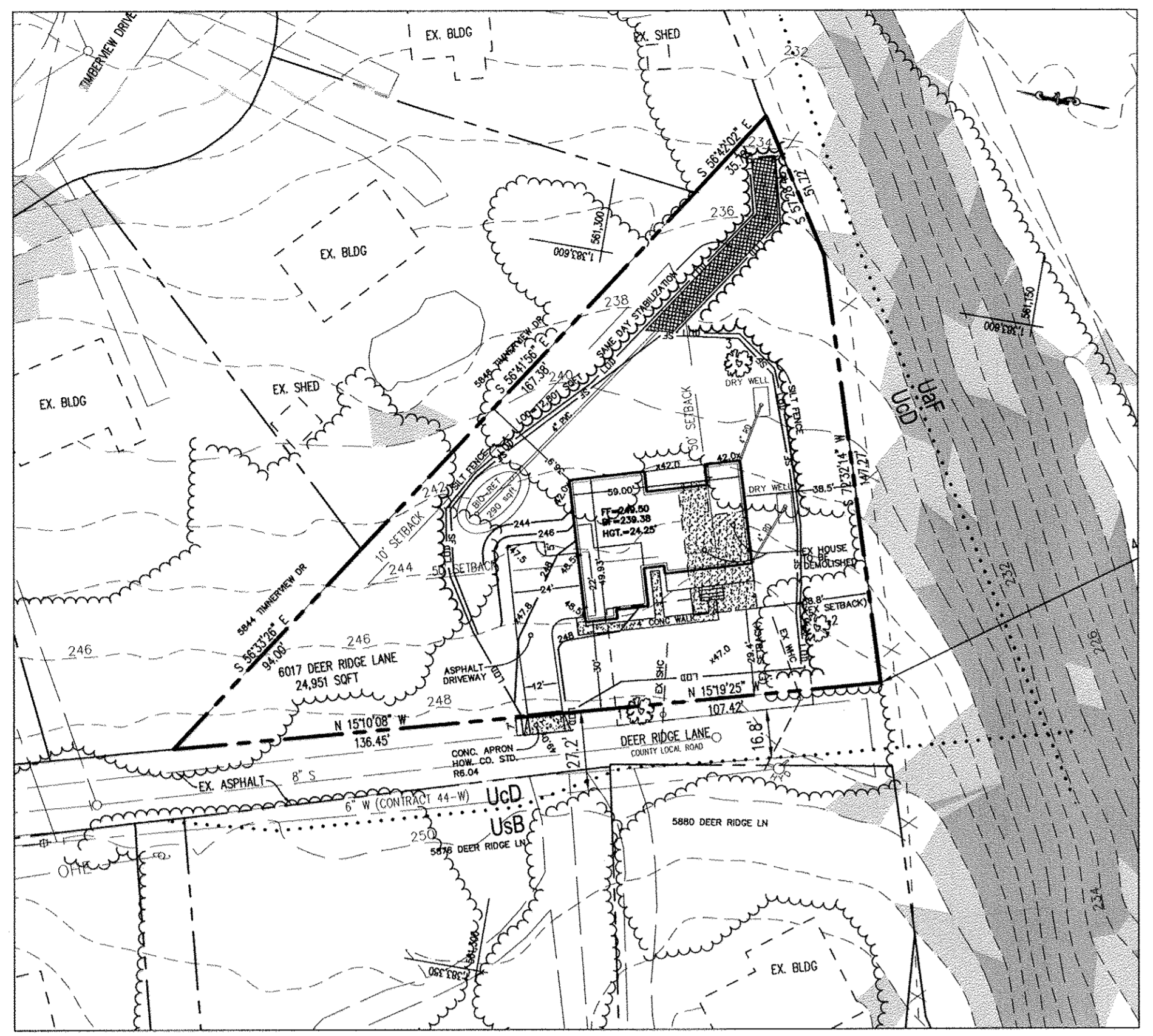
- THIS ENVIRONMENTAL CONCEPT PLAN IS FOR STORMWATER MANAGEMENT PURPOSES ONLY. UPON SUBMISSION OF A SITE DEVELOPMENT PLAN, APPROVAL MUST BE GIVEN BY THE HEARING EXAMINER AFTER SUBMISSION OF A VARIANCE REQUEST FOR THE PROPOSED HOUSE OUTSIDE OF THE SETBACKS.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
- THE COORDINATES SHOWN HEREON ARE IN MARYLAND COORDINATE SYSTEM NAD 83/91 BASED ON THE HOWARD COUNTY GEODETIC CONTROL.
- EXISTING WATER INFORMATION IS FROM HOWARD COUNTY PLANS. THE EXISTING HOUSE IS SERVED BY PUBLIC WATER.
- EXISTING SEWER INFORMATION IS FROM HOWARD COUNTY PLANS. THE EXISTING HOUSE IS SERVED BY PUBLIC SEWER.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- THE EXISTING HOUSE WILL BE DEMOLISHED.
- THERE ARE NO EXISTING WETLANDS ON THIS SITE.
- THE SUBJECT PROPERTY IS ZONED R-20 PER 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS DATED 7/28/06.
- THE SITE IS EXEMPT FROM FOREST CONSERVATION DUE TO THE TOTAL LOT/PARCEL AREA BEING LESS THAN 40,000 SF.
- THERE ARE NO HISTORIC STRUCTURES OR KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE OVERHEAD UTILITY POWER LINES LOCATED IN THE VICINITY OF THE PROPOSED DEVELOPMENT ALONG THE FRONTAGE OF THE PUBLIC STREET.
- THERE ARE NO STREAMS OR FLOODPLAINS LOCATED ON THIS SITE. THERE ARE NO STEEP SLOPES LOCATED ON THE PROPERTY.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) DOES NOT CONSTITUTE SUBDIVISION OR SITE DEVELOPMENT PLAN APPROVAL. 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 SITE DEVELOPMENT PLAN STAGE. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THE PROJECT PROGRESSES.
- STORMWATER MANAGEMENT IS PROVIDED ON-SITE BY USE OF DRY WELLS AND MICRO BIO RETENTION.
- MAXIMUM BLDG HGT 34'
FRONT SETBACK = 50'
SIDE SETBACK = 10'
REAR SETBACK = 50'
- THE LIMIT OF DISTURBANCE IS 12,801 SOFT
- THE LOCATION OF SILT FENCE AND A STABILIZE CONSTRUCTION ENTRANCE SHALL BE COORDINATED WITH THE COUNTY INSPECTOR.

SOILS CHART

MAP SYMBOL	NAME	SLOPE (%)	HYDROLOGIC GROUP	K FACTOR
UcD	Urban Land-Chillum Beltsville Complex	5-15	D	0.37

SOURCE: NATURAL RESOURCES CONSERVATION SERVICE SOIL DATA MART & WEB SOIL SURVEY

ENVIRONMENTAL CONCEPT PLAN



SWM TREATMENT SUMMARY

DRY WELL (SF)	VOL. REQ. (CF)	DEPTH (FT)	LENGTH (FT)	WIDTH (FT)
1	500	57.5	4	9
2	500	57.5	4	9
MICRO BIO RETENTION				
3887	293	1	24.2	12

DESIGN NARRATIVE

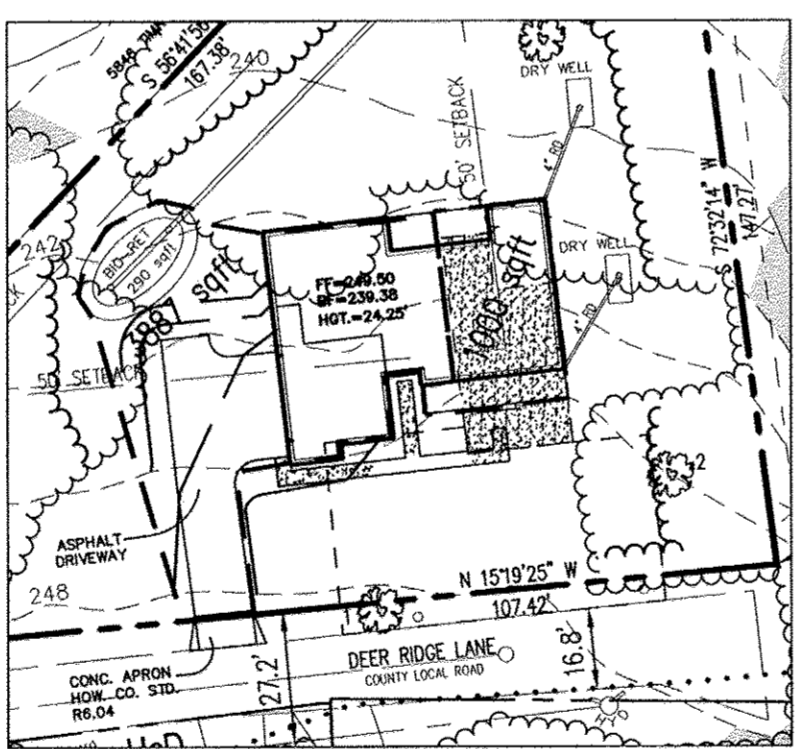
NATURAL RESOURCE PROTECTION AND ENHANCEMENT
THERE ARE NO EXISTING NATURAL RESOURCE FEATURES ON THIS PROPERTY. WITH THE PROPOSED DESIGN, EXISTING NATURAL FLOW PATTERNS HAVE BEEN MAINTAINED AND RECHARGE OF GROUNDWATER WILL BE PROVIDED VIA BIO-RETENTION AND DRY WELLS, ENHANCING THE WATER QUALITY FOR DOWNSTREAM FEATURES.

MAINTENANCE OF NATURAL FLOW PATTERNS
NATURAL FLOW PATTERNS ON THIS SITE GENERALLY MOVE FROM STREET TO THE REAR OF THE SITE. THIS PATTERN WOULD BE UNCHANGED WITH THE PROPOSED DEVELOPMENT. THE DRAINAGE FROM THE BIORETENTION FACILITY WOULD OUTFALL AT THE EAST CORNER OF THE SITE WHERE THE DRAINAGE LEAVES THE SITE TODAY. THE OUTFALL WOULD BE CONSTRUCTED IN A MANNER TO MINIMIZE OFFSITE DRAINAGE IMPACTS.

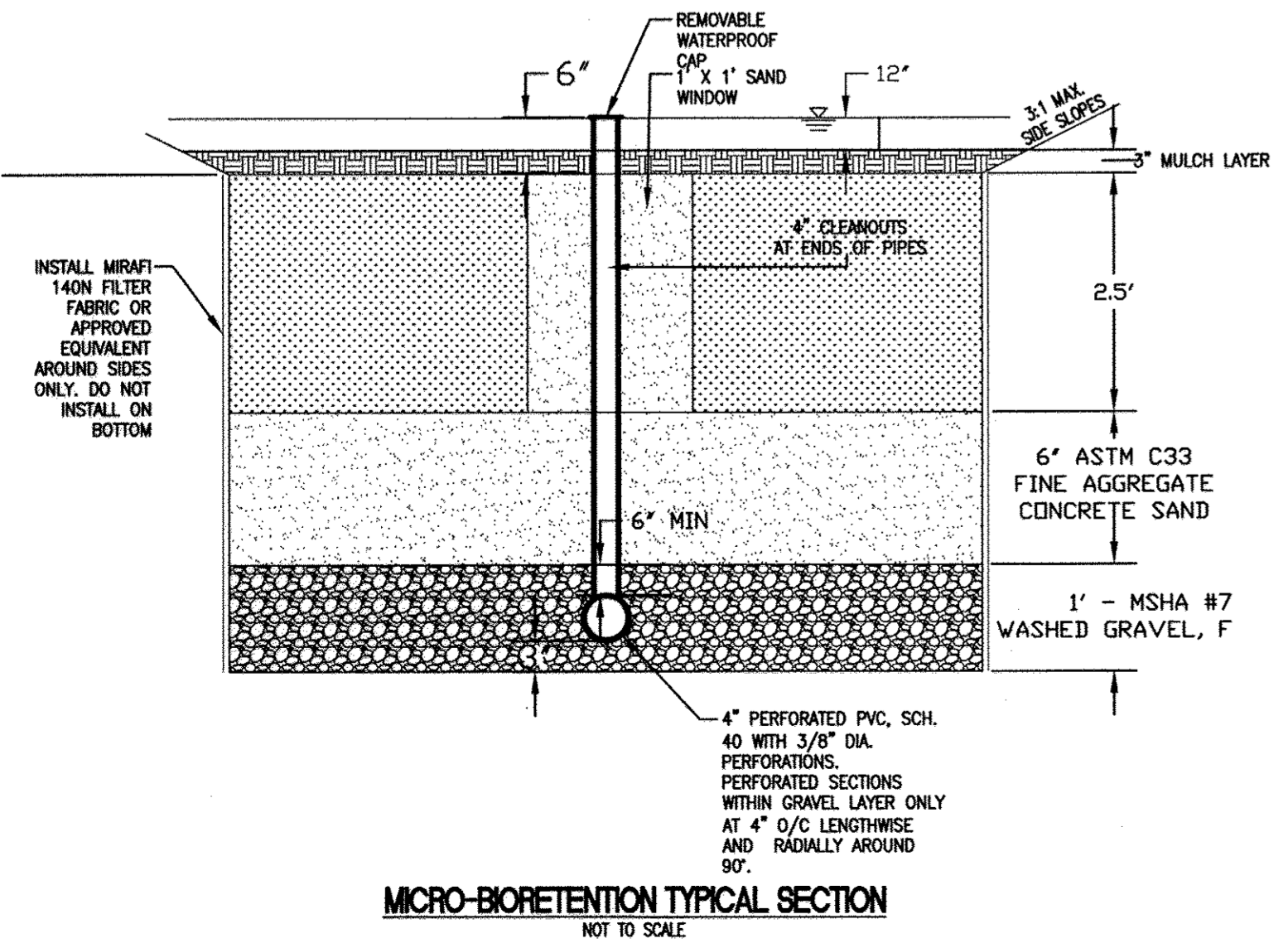
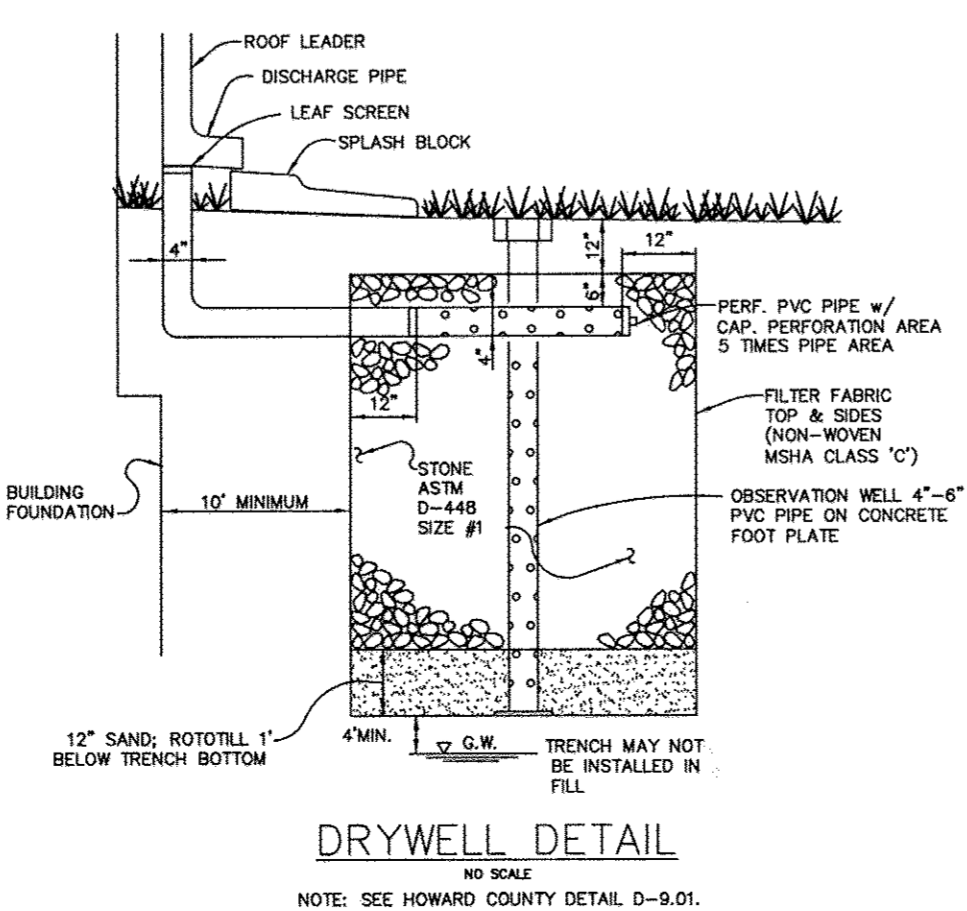
IMPERVIOUS AREAS
IMPERVIOUS AREAS WILL ONLY INCREASE SLIGHTLY. PRESENTLY THERE ARE NO INFILTRATION PRACTICE. AS SUCH THE DISCHARGE AFTER DEVELOPMENT WILL ACTUALLY REDUCE FROM PRESENT DAY CONDITIONS.

INTEGRATION OF SEDIMENT CONTROL FEATURES
SEDIMENT CONTROL FOR THIS SITE WILL BE PROVIDED BY A STABILIZED CONSTRUCTION ENTRANCE, AND SILT FENCE DUE TO THE SMALL SIZE OF THE SITE. SEDIMENT CONTROL DESIGN WILL INCLUDE A CAREFULLY PREPARED SEQUENCE OF CONSTRUCTION TO MINIMIZE OFFSITE IMPACTS AND TO REQUIRE THE INSTALLATION OF SWM DESIGN FEATURES IN SUCH A MANNER THAT THEY WILL FUNCTION AS DESIGNED WHEN CONSTRUCTION IS COMPLETE.

IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES
ESDV FOR THIS PROJECT IS PROVIDED THROUGH THE USE OF DRY WELLS AND A MICRO-BIORETENTION FACILITY.



ESDV DA MAP



DATE	NO.	REVISIONS	BY

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
BRANDON JONES
 PHONE: 443-255-4179
 6017 DEER RIDGE LANE
 ELK RIDGE, MARYLAND

6017 DEER RIDGE LANE
 ENVIRONMENTAL CONCEPT PLAN
 6017 DEER RIDGE LANE
 ELK RIDGE, MARYLAND
 LAYOUT #0888
 TAX MAP 37 GRID 12 PARCEL 393
 1st ELECTION DISTRICT
 SUB NAME: ELK RIDGE - TAX ID: 1401170155

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JOB NO. ADB1301	
SHEET 1 OF 1	
SCALE 1"=40'	DRAWING NO.
DRAWN BY JAR/JSN	DATE 9-11-13
DATE 9-3-13	DATE 9/10/13
APPROVED JAR	DATE