

SOILS TABLE

SYMBOL	RATING	NAME	Kw FACTOR	MAP NO.
GgB	(B)	GLENELG LOAM, 3-8% SLOPES.	.37	5
GgC	(B)	GLENELG LOAM, 8-15% SLOPES.	.37	5
MgD	(B)	MANOR LOAM, 15-25% SLOPES	.32	5
MgF	(B)	MANOR-BANNERTOWN SANDY LOAM, 25-65% SLOPES (ROCKY)	.32	5

SWM PRACTICES SCHEDULE

LOT #	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
LOT 1	EXISTING HOUSE	N/A	N/A
LOT 2	M-6, MICRO-BIORETENTION	759.0 CF	798.0 CF
LOT 3	M-6, MICRO-BIORETENTION	712.0 CF	1,248.8 CF

ESD NARRATIVE

- THERE IS APPROXIMATELY 3.7 ACRES OF FORESTED AREA ON THE PROPERTY. SITE CONTAINS WETLANDS AND STEEP SLOPES. THE SITE WAS DESIGNED IN SUCH A WAY SO THERE IS NO REMOVAL OF THE EXISTING FOREST. THE PROPOSED DEVELOPMENT HAS NO IMPACT ON THE ENVIRONMENTAL SENSITIVE AREAS. THE DEVELOPED PART OF THE PROJECT IS LOCATED 220'± FROM THE EXISTING FOREST. 300'± FROM THE WETLAND BUFFER AND 150'± FROM THE INTERMITTENT STREAM BUFFER. PROPOSED DRIVEWAY IS DESIGNED TO AVOID REMOVAL OF SPECIMEN TREES. EXISTING FOREST WILL BE PROTECTED BY PROVIDING A FOREST RETENTION EASEMENT WITHIN THE PROPERTY LIMITS.
- 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.
- FOR THIS PROJECT THE USE OF NON-STRUCTURAL ESD PRACTICES WAS EXPLORED. DUE TO THE STEEP TOPOGRAPHY AND ENVIRONMENTAL CONSTRAINTS OF THE SITE, ROOFTOP DISCONNECTIONS AND NON-ROOFTOP DISCONNECTIONS ARE NOT FEASIBLE. FOR A MAJORITY OF THE DRIVEWAY, TREATMENT WILL BE PROVIDED THROUGH THE USE OF MICRO-BIORETENTION (M-6). THE PROPOSED DWELLING WILL ALSO BE TREATED THROUGH THE USE OF MICRO-BIORETENTION (M-6).
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SILT FENCES AND SUPER SILT FENCES.
- TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS.
- A WAIVER PETITION IS BEING REQUESTED TO ALLOW FOR WETLANDS, STREAMS AND THEIR BUFFERS TO BE LOCATED ON THE RESIDENTIAL LOTS. THE PURPOSED STRUCTURES AND ACCOMPANYING DRIVEWAYS HAVE BEEN LAID OUT IN SUCH A WAY AS TO NOT DISTURB EXISTING VEGETATION, FOREST, WETLANDS, STREAMS AND THEIR BUFFERS.

SITE ANALYSIS DATA:

- AREA OF THE SITE = 9.99 AC ±
- AREA OF WETLANDS AND ITS BUFFERS = 0.19 AC ±
- AREA OF FLOODPLAIN = 0
- AREA OF EXISTING FOREST = 3.7 AC ±
- AREA OF STREAM BUFFER = 0.19 AC ±
- AREA OF STEEP SLOPES 15% OR GREATER = 2.89 AC ±
- AREA OF STEEP SLOPES 25% OR GREATER = 1.40 AC ±
- AREA OF ERODIBLE SOILS = 4.30 AC ±
- LIMIT OF DISTURBANCE AREA = 2.37 AC ±
- 2 NEW SINGLE FAMILY DETACHED LOTS ARE PROPOSED.
- GREEN OPEN AREA (PERVIOUS) = 9.27 AC±
- PROPOSED IMPERVIOUS AREA = 0.32 AC±
- ROAD DEDICATION = 0.28 AC±

LEGEND

- EXIST. TREE LINE
- PROP. TREE LINE
- EXIST. SPECIMEN TREE
- EXIST. TREE
- TREE PROTECTION FENCE
- EXIST. POWER POLE
- OVERHEAD ELEC.
- MINOR CONTOUR
- MAJOR CONTOUR
- PASSED TEST PIT.
- FAILED TEST PIT.
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SUPER SILT FENCE
- PROPOSED SILT FENCE
- LOD
- LIMITS OF DISTURBANCE
- DRAINAGE AREA TO M-6
- SEPTIC AREA
- WELL ZONE
- SLOPES 25% AND GREATER
- SLOPES 15%-24.9%
- IMPERVIOUS AREA TREATED BY MICRO-BIORETENTION (M-6)
- FOREST RETENTION AREA
- EXISTING WETLANDS

GRAPHIC SCALE

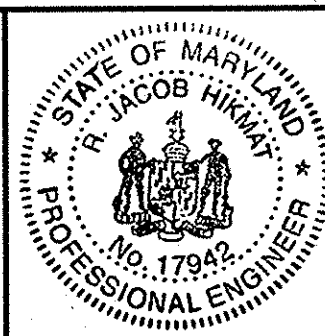


OWNER/DEVELOPER

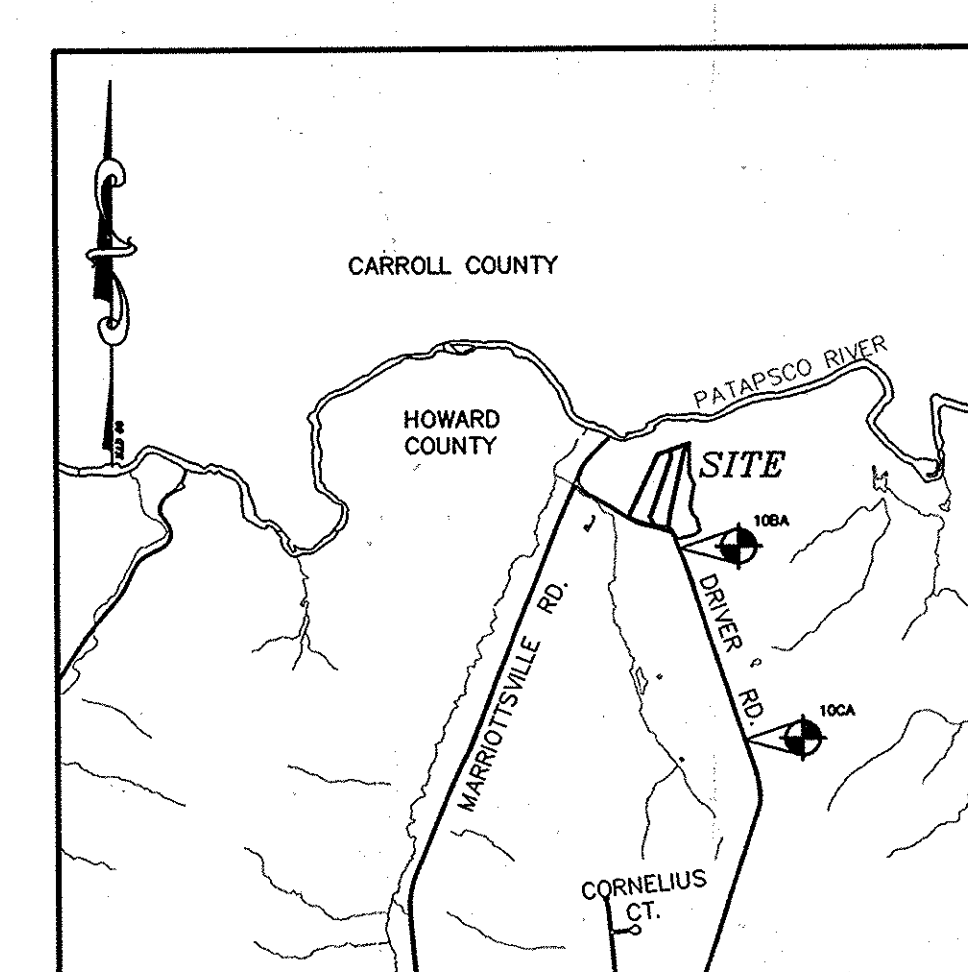
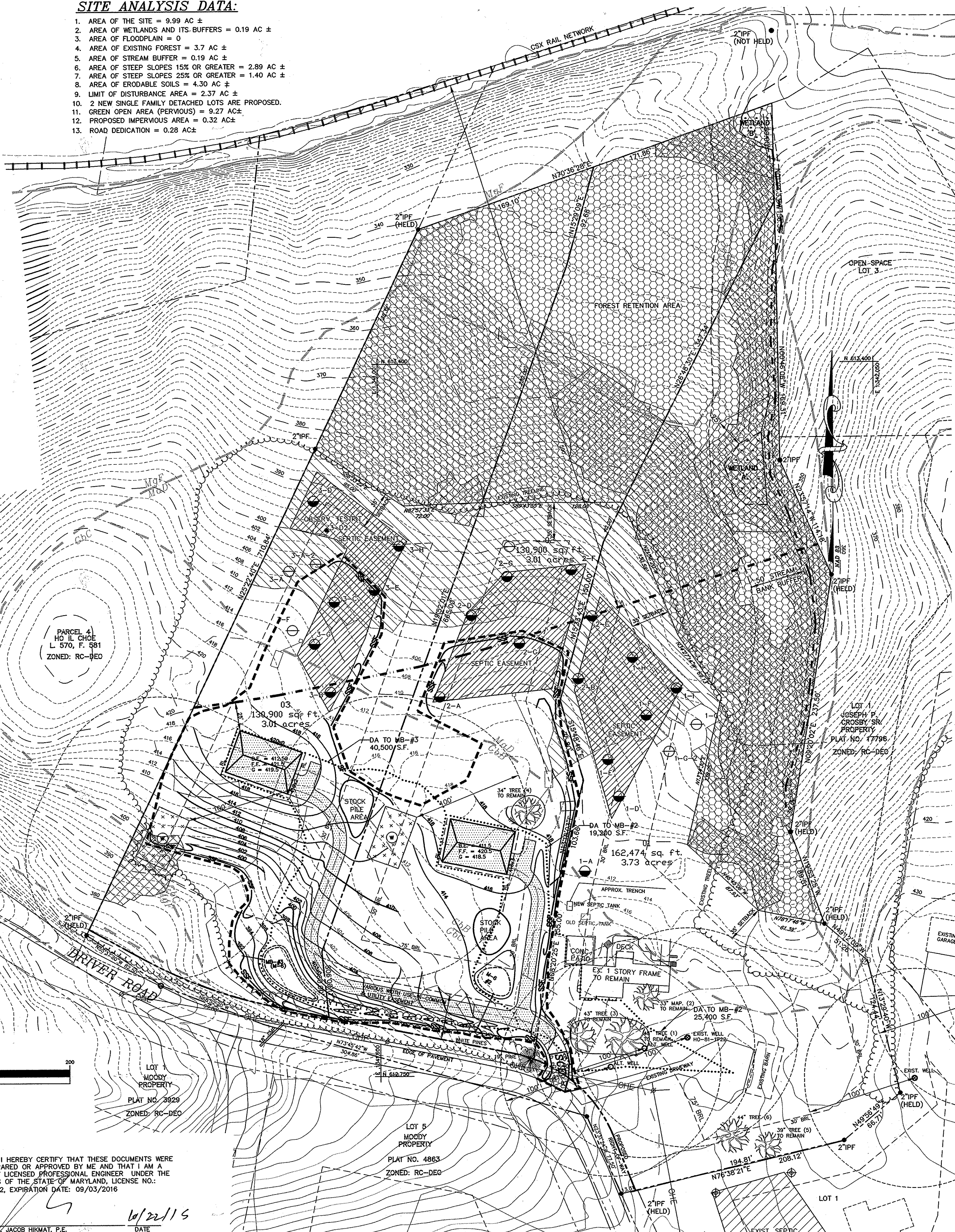
REGINA SMUTZ
799 DRIVER ROAD
MARRIOTTSVILLE, MARYLAND 21104
443-668-5053

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
DATE: 11/3/15
Chief, Division of Land Development
DATE: 12/24/15



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, EXPIRATION DATE: 09/03/2016
R. JACOB HIRMAT, P.E.
DATE: 10/22/15



VICINITY MAP

SCALE: 1"=2000'
ADC MAP: 6 GRID: 87

NOTES:

- SITE INFORMATION:
LOCATION: TAX MAP: 05 GRID: 22 PARCEL: 007 AREA: 10.02 AC±
ELECTION DISTRICT : THIRD
ZONING: RC-DEO
DEED REFERENCE: 14900 / 395
PREVIOUS DPZ NUMBERS: WP-15-149
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 108A & 100A
STA. NO. 108A N 612,486.579 E 1,341,887.044 EL. 435.260
STA. NO. 384A N 562,977.654 E 1,386,288.052 EL. 223.379
- 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.
- PLOT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF THE BUILDING ON THIS SITE.
- BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOC., INC. ON OR ABOUT DEC. 2014.
- ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS AND FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOCIATES INC. IN DEC. 2014.
- THE FOREST CONSERVATION OBLIGATIONS WILL BE REVIEWED AT THE SUBDIVISION PLAN STAGE.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THE SITE CONTAINS 0.06 AC± OF WETLANDS
- THE SITE CONTAINS 1.4 AC± OF STEEP SLOPES (25% AND GREATER)
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT AND ASSOCIATED SUBDIVISION PLANS. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH HOWARD COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN STAGE. 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 PROJECT IS SUBJECT TO WAIVER PETITION WP-15-149 TO THE SECTION 16.120(b)(4)(iii)(b) TO ALLOW PLACEMENT OF FLOODPLAIN, WETLANDS, STREAMS AND THEIR BUFFERS AND FOREST CONSERVATION EASEMENT ON LOTS SMALLER THAN 10 ACRES. THE WAIVER WAS APPROVED ON AUGUST 20, 2015 WITH THE FOLLOWING CONDITIONS:
1. THE FOREST CONSERVATION EASEMENT AREA SHALL BE EXPANDED TO INCLUDE THE ENVIRONMENTAL FEATURES. PLANTING SHALL BE A MINIMUM OF 1" CALIPER TREES. NO BANKS OF CREDIT SHALL BE TAKEN FOR ADDITIONAL PLANTING OR ADDITIONAL EASEMENT AREA.
2. THE BUILDING ENVELOPE SHALL BE NO CLOSER THAN 35' FROM THE ENVIRONMENTAL FEATURES.
3. A WOODEN SPLIT RAIL OPEN FENCE SHALL BE ERECTED ALONG THE FOREST CONSERVATION EASEMENT. FENCE SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.

SPECIMEN TREE CHART

KEY	SPECIES	SIZE	CRZ	COMMENTS
1	SILVER MAPLE	48	72	FAIR CONDITION, LIMB DIEBACK NOTED
2	NORWAY MAPLE	33	49.5	FAIR CONDITION, LIMBS TRIMMED
3	SILVER MAPLE	43	64.5	POOR CONDITION, SEVERE DIEBACK
4	SYCAMORE	34	51	GOOD CONDITION
5	SILVER MAPLE	39	58.5	POOR CONDITION, NOTABLE FAILURE
6	SILVER MAPLE	44	66	GOOD CONDITION

date	OCT. 2015	engineering	MMM	approval	MMM
project	14-022	illustration	MMM	scale	1"=50'
description		revisions			

date	
description	
revisions	

PINEY RUN OVERLOOK
799 DRIVER ROAD, MARRIOTTSVILLE, MD
TAX MAP 05, GRID 22, PARCEL 007
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN (ECP)

MILDENBERG, BOENDER & ASSOC., INC.
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