

NOTES: VICINITY MAP
SCALE: 1" = 200'
ADC MAP: 38-2C

- SITE ANALYSIS DATA:
ADDRESS: 12435 LIME KILN ROAD, FULTON, MD 20759
LOCATION: TAX MAP: 45 PARCEL: 59 GRID: 5 LOTS: 4, 5 & 7
ELECTION DISTRICT: FIFTH
ZONING: RR-DEO
TOTAL AREA: 35.07AC.±
AREA OF ROAD DEDICATION: 0.00 AC.±
AREA OF ROAD ROW: 0.00 AC.±
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF LOTS: 6
TOTAL NUMBER OF UNITS: 6
TYPE OF PROPOSED UNIT: SFD
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
NO. 45CA & 40IA
STA. No. 45CA N 540,071.002 ELEV. 426.81
E 1,327,702.745
STA. No. 40IA N 541,725.800 ELEV. 360.07
E 1,325,316.89
- 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 RESIDENTIAL DWELLINGS ON THESE LOTS.
- WETLANDS AND ITS BUFFER EXIST ON SITE AS CERTIFIED IN THE WETLAND REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE 2015.
- FOREST STAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE, 2015. TOTAL OF 6 SPECIMEN TREES EXIST ON SITE.
- 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.
- ALL EXISTING STRUCTURES ARE TO REMAIN.
- APPROVAL OF THIS ECP BY THE HOWARD COUNTY CONSERVATION DISTRICT DOES NOT PROVIDE APPROVAL OF THE SOIL SEDIMENT CONTROL SCHEME.
- NO AREAS OF STEEP SLOPES 25% OR GREATER ARE LOCATED WITHIN THE PROPOSED AREA OF DISTURBANCE.
- WAIVER PETITION APPLICATION FOR REMOVAL OF SPECIMEN TREES AS APPLICABLE WILL BE FILED WITH SUBMISSION OF THE FINAL PLAN.

LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
2	500,792 SQ. FT. (11.50 ACRES)	4,040 SQ. FT. (0.09 ACRES)	504,832 SQ. FT. (11.59 ACRES)
3	440,845 SQ. FT. (10.12 ACRES)	2,493 SQ. FT. (0.06 ACRES)	443,338 SQ. FT. (10.18 ACRES)
4	133,142 SQ. FT. (3.05 ACRES)	3,276 SQ. FT. (0.08 ACRES)	136,418 SQ. FT. (3.13 ACRES)
5	140,641 SQ. FT. (3.23 ACRES)	2,588 SQ. FT. (0.06 ACRES)	143,229 SQ. FT. (3.29 ACRES)
6	165,850 SQ. FT. (3.81 ACRES)	2,889 SQ. FT. (0.06 ACRES)	168,739 SQ. FT. (3.87 ACRES)

SYMBOL	RATING	NAME	K FACTOR	SOIL MAP
BdB	(B)	BENEVOLE SILT LOAM, 3-8% SLOPES	.28	22
GgB	(B)	GLENELO LOAM, 3-8% SLOPES	.20	22
GhB	(C)	GLENEVILLE-BAILE SILT LOAM, 0-8% SLOPES	.37	22
MdB	(B)	MANOR LOAM, 3-8% SLOPES	.24	22
MdC	(B)	MANOR LOAM, 8-15% SLOPES	.24	22
MdD	(B)	MANOR LOAM, 15-25% SLOPES	.24	22
MdF	(B)	MANOR-BRINKLOW COMPLEX, 25-65% SLOPES	.24	22
WdB	(C)	WILTSHIRE SILT LOAM, 3-8% SLOPES	.24	22

- LEGEND**
- SSP - DIVERSION FENCE
 - DF - SUPER SILT FENCE
 - LOD - LIMIT OF DISTURBANCE
 - - DRY-WELL (M-5)
 - ▨ - IMPERVIOUS AREA TREATED BY ROOFTOP DISCONNECTION (N-2)
 - ▩ - IMPERVIOUS AREA TREATED BY DRY WELLS (M-5)
 - ▧ - IMPERVIOUS AREA TREATED BY N-2, NON-ROOFTOP DISCONNECTION
 - ▦ - IMPERVIOUS AREA TREATED BY M-B GRASS SWALE
 - ▤ - AREA OF WETLANDS
 - ▥ - AREA OF STEEP SLOPES 25% OR GREATER
 - ▣ - AREA OF SLOPES 15%-24.99%
 - ▢ - AREA OF SEPTIC EASEMENT
 - - EXISTING TREELINE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development

DATE: 2-26-16
 DATE: 1-12-16



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 09/03/16.

R. JACOB HIKMAT P.E. DATE: 1/22/2015

15-009 (ang) Urban plan.mxd



MATCH LINE SHEET 2

MATCH LINE SHEET 2

GRAPHIC SCALE

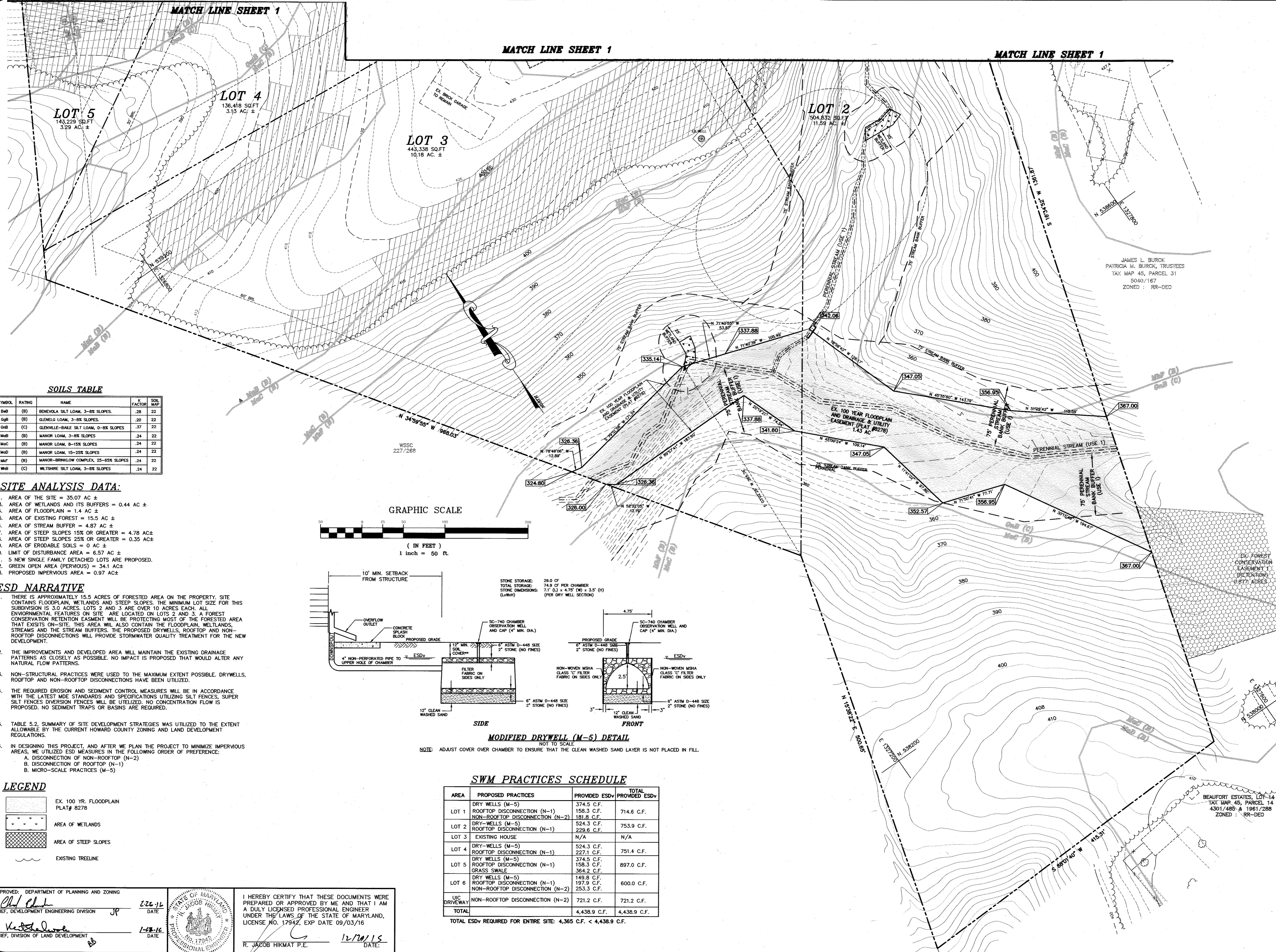
(IN FEET)
1 inch = 50 ft.

Project	15-009	Date	02/26/2015
Illustration	MMT	Engineering	MMT/MMT
Scale	1" = 60'	Approval	RJH

description	revisions	date

HILL PROPERTY, LOTS 1-6
 (ZIMMERMAN PROPERTY, LOTS 4, 5, & 7)
 TAX MAP 45 - PARCEL 59 - BLOCK 5 - LOTS 4 THRU 7
 FIFTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7350-B Grace Drive, Columbia, Maryland 21044
 (410) 997-0296, Bull. (410) 997-0298 Fax.



SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	SOIL MAP
BsB	(B)	BENEVOLE SILT LOAM, 3-8% SLOPES	.28	22
GsB	(B)	GLENELG LOAM, 3-8% SLOPES	.20	22
GsC	(C)	GLENELG-BAILE SILT LOAM, 0-8% SLOPES	.37	22
MsB	(B)	MANOR LOAM, 3-8% SLOPES	.24	22
MsC	(B)	MANOR LOAM, 8-15% SLOPES	.24	22
MsD	(B)	MANOR LOAM, 15-25% SLOPES	.24	22
MsF	(B)	MANOR-BRINKLOW COMPLEX, 25-65% SLOPES	.24	22
WmB	(C)	WILTSHIRE SILT LOAM, 3-8% SLOPES	.24	22

SITE ANALYSIS DATA:

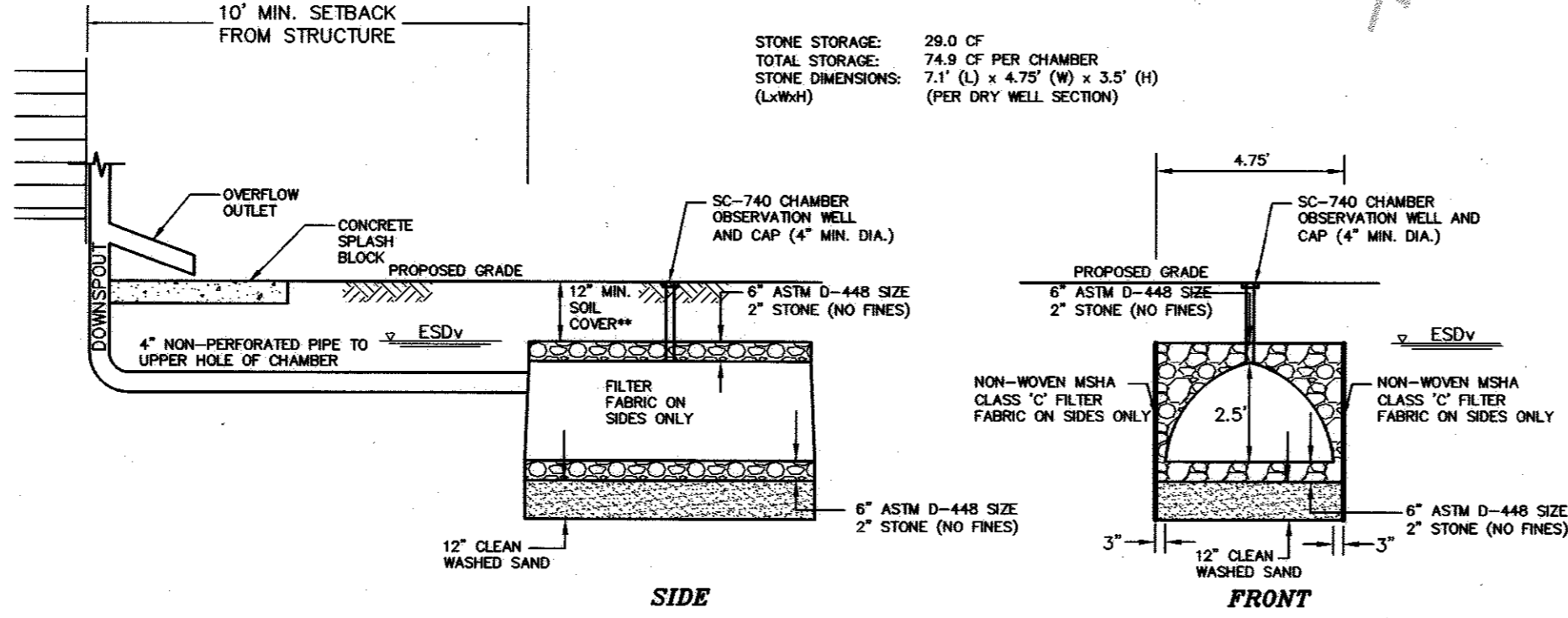
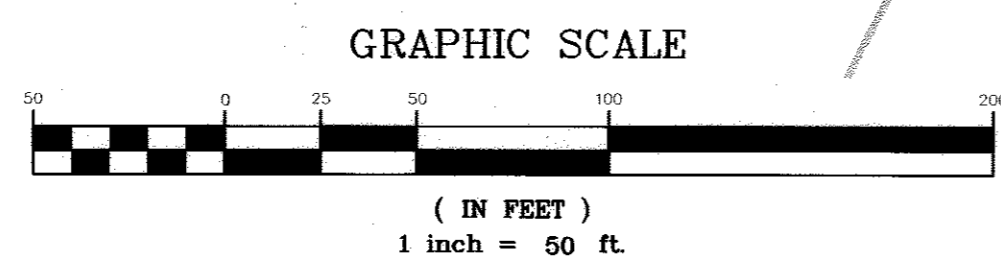
1. AREA OF THE SITE = 35.07 AC ±
2. AREA OF WETLANDS AND ITS BUFFERS = 0.44 AC ±
3. AREA OF FLOODPLAIN = 1.4 AC ±
4. AREA OF EXISTING FOREST = 15.5 AC ±
5. AREA OF STREAM BUFFER = 4.87 AC ±
6. AREA OF STEEP SLOPES 15% OR GREATER = 4.78 AC ±
7. AREA OF STEEP SLOPES 25% OR GREATER = 0.35 AC ±
8. AREA OF ERODABLE SOILS = 0 AC ±
9. LIMIT OF DISTURBANCE AREA = 6.57 AC ±
10. 5 NEW SINGLE FAMILY DETACHED LOTS ARE PROPOSED.
11. GREEN OPEN AREA (PERVIOUS) = 34.1 AC ±
12. PROPOSED IMPERVIOUS AREA = 0.97 AC ±

ESD NARRATIVE

1. THERE IS APPROXIMATELY 15.5 ACRES OF FORESTED AREA ON THE PROPERTY. SITE CONTAINS FLOODPLAIN, WETLANDS AND STEEP SLOPES. THE MINIMUM LOT SIZE FOR THIS SUBDIVISION IS 3.0 ACRES. LOTS 2 AND 3 ARE OVER 10 ACRES EACH. ALL ENVIRONMENTAL FEATURES ON SITE ARE LOCATED ON LOTS 2 AND 3. A FOREST CONSERVATION RETENTION EASEMENT WILL BE PROTECTING MOST OF THE FORESTED AREA THAT EXISTS ON-SITE. THIS AREA WILL ALSO CONTAIN THE FLOODPLAIN, WETLANDS, STREAMS AND THE STREAM BUFFERS. THE PROPOSED DRYWELLS, ROOFTOP AND NON-ROOFTOP DISCONNECTIONS WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT.
2. 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.
3. NON-STRUCTURAL PRACTICES WERE USED TO THE MAXIMUM EXTENT POSSIBLE. DRYWELLS, ROOFTOP AND NON-ROOFTOP DISCONNECTIONS HAVE BEEN UTILIZED.
4. THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SILT FENCES, SUPER SILT FENCES DIVERSION FENCES WILL BE UTILIZED. NO CONCENTRATION FLOW IS PROPOSED. NO SEDIMENT TRAPS OR BASINS ARE REQUIRED.
5. TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS.
6. IN DESIGNING THIS PROJECT, AND AFTER WE PLAN THE PROJECT TO MINIMIZE IMPERVIOUS AREAS, WE UTILIZED ESD MEASURES IN THE FOLLOWING ORDER OF PREFERENCE:
 - A. DISCONNECTION OF NON-ROOFTOP (N-2)
 - B. DISCONNECTION OF ROOFTOP (N-1)
 - C. MICRO-SCALE PRACTICES (M-5)

LEGEND

- EX. 100 YR. FLOODPLAIN PLAT# 8278
- AREA OF WETLANDS
- AREA OF STEEP SLOPES
- EXISTING TREELINE

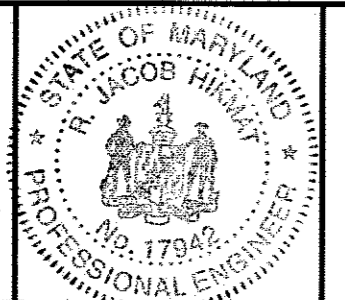


SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	PROVIDED ESDv	TOTAL PROVIDED ESDv
LOT 1	DRY WELLS (M-5) ROOFTOP DISCONNECTION (N-1) NON-ROOFTOP DISCONNECTION (N-2)	374.5 C.F. 158.3 C.F. 181.8 C.F.	714.6 C.F.
LOT 2	DRY WELLS (M-5) ROOFTOP DISCONNECTION (N-1)	524.3 C.F. 229.6 C.F.	753.9 C.F.
LOT 3	EXISTING HOUSE	N/A	N/A
LOT 4	DRY WELLS (M-5) ROOFTOP DISCONNECTION (N-1)	524.3 C.F. 227.1 C.F.	751.4 C.F.
LOT 5	DRY WELLS (M-5) ROOFTOP DISCONNECTION (N-1) GRASS SWALE	374.5 C.F. 158.3 C.F. 364.2 C.F.	897.0 C.F.
LOT 6	DRY WELLS (M-5) ROOFTOP DISCONNECTION (N-1) NON-ROOFTOP DISCONNECTION (N-2)	149.8 C.F. 197.9 C.F. 253.3 C.F.	600.0 C.F.
LIC DRIVEWAY	NON-ROOFTOP DISCONNECTION (N-2)	721.2 C.F.	721.2 C.F.
TOTAL		4,438.9 C.F.	4,438.9 C.F.

TOTAL ESDv REQUIRED FOR ENTIRE SITE: 4,365 C.F. < 4,438.9 C.F.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 2/26/16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 1/28/16
 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. 17942, EXP DATE 09/03/16
 R. JACOB HIKMAT P.E. 12/20/15

Project	02-076
date	DEC. 2015
Illustration	MMT
scale	1"=50'
description	MMM/MMT
revisions	approval
date	RIH

date	
description	
revisions	

HILL PROPERTY, LOTS 1-6
 (ZIMMERMAN PROPERTY, LOTS 4, 5, & 7)
 TAX MAP 45 - PARCEL 59 - BLOCK 5 - LOTS 4 THRU 7
 FIFTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
 ENVIRONMENTAL CONCEPT PLAN

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