

# ENVIRONMENTAL CONCEPT PLAN ROCKBURN ESTATES LOT 1-11 & OPEN SPACE LOTS 12-15

## SWM DESIGN NARRATIVE:

NATURAL RESOURCES SHALL BE PRESERVED AS THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON-SITE OR BEING DISTURBED.

EXISTING FLOW PATTERNS SHALL BE MAINTAINED. UNDER ULTIMATE CONDITIONS ALL DRAINAGE FLOW SHALL EXIT THE PROPERTY AT THE SAME LOCATION AS IT DOES UNDER EXISTING CONDITIONS. THIS IS AT THE MIDDLE OF THE SOUTHERN PROPERTY LINE.

IMPERVIOUS ARE IS BEING HELD TO A MINIMUM BY PUSHING THE PROPOSED HOUSES AS FAR FORWARD AS POSSIBLE UTILIZING THE MINIMUM WIDTH ALLOWED FOR SFD HOMES AND UTILIZING THE MINIMUM WIDTH ALLOWED FOR THE PUBLIC ROADWAY.

SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED. A SCHEMATIC CONCEPT IS SHOWN ON SHEET 3. IT IS ANTICIPATED THAT IT WILL CONSIST MAINLY OF SUPER SILT FENCE AROUND THE PERIMETER. A SEDIMENT TRAP AND/OR BASIN MAY BE NEEDED IN THE LOCATION OF THE SURFACE SAND FILTER. THERE ARE NO IMPACTS TO SWM DESIGN BASED ON SEDIMENT AND EROSION CONTROL.

THE PROPOSED EIGHT (M-6) MICRO BIO-RETENTION PRACTICES FOUR (M-3) LANDSCAPE FILTRATION PRACTICES AND ONE (F-1) SURFACE SAND FILTER SHALL ADEQUATELY TREAT THE PROPOSED IMPERVIOUS AREAS. THE PRACTICES SHALL ALL DISCHARGE AT A LOCATION THAT IS NOT DETRIMENTAL TO THE ADJACENT PROPERTIES. INLETS SHALL BE PLACED IN THE MB'S WHERE HIGHER STORMS MIGHT CREATE OVERFLOW ISSUES. FULL TREATMENT IS BEING PROVIDED THEREFORE THIS PROJECT CAN BE CONSIDERED TO BE TREATED TO THE MAXIMUM EXTENT PRACTICAL.

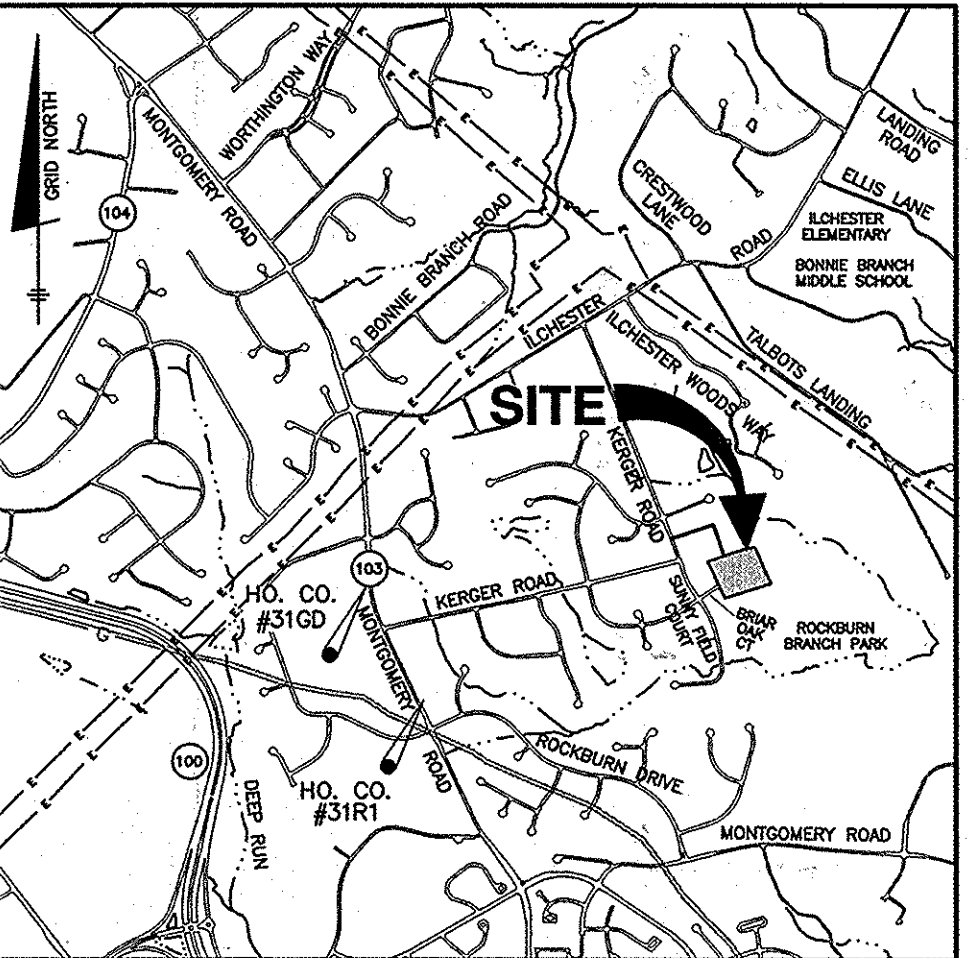
| Site Analysis Data Sheet    |         |
|-----------------------------|---------|
| Gross Area                  | 5.18 ac |
| 100yr Floodplain            | 0.00 ac |
| Steep Slopes 15% or greater | 0.21 ac |
| Wetlands                    | 0.00 ac |
| Wetlands Buffer             | 0.00 ac |
| Stream                      | 0.00 ac |
| Stream Buffer               | 0.00 ac |
| Forested Area               | 0.00 ac |
| Erodible Soils              | 5.14 ac |
| Limit of Disturbance        | 4.04 ac |
| Impervious Area (Proposed)  | 1.06 ac |
| Green Space (within LOD)    | 2.98 ac |

**LEGEND**

- PROJECT BOUNDARY
- EXISTING TOPOGRAPHY (AUG., 2015)
- EXISTING TREELINE
- EXISTING FENCE
- SOILS DELINEATION
- SOILS TYPE
- IMPERVIOUS AREA (TO BE REMOVED)
- PAVING TO BE REMOVED
- 15-24.99% SLOPES
- +25% SLOPES

**BENCH MARKS NAD '83**

|  |                 |
|--|-----------------|
| HO. CO. 316D   | ELEV. 419.340   |
| STAMPED DISC ON CONCRETE MONUMENT, MONTGOMERY ROAD WEST OF KERGER ROAD |                 |
| N 566,299.852  | E 1,337,014.021 |
| HO. CO. 316I   | ELEV. 400.938   |
| 3/4" REBAR, MONTGOMERY ROAD 275' NORTH OF ROCKBURN DRIVE.              |                 |
| N 565,303.479  | E 1,372,517.790 |



ADC MAP: 28 GRID: D7&D8  
VICINITY MAP  
SCALE: 1"=2000'

## GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10/6/13 ZONING REGULATIONS.
- PETITION BA CASE NUMBER 15-040V, FOR SECURITY DEVELOPMENT, LLC, TO REDUCE THE 75' STRUCTURE (PROJECT BOUNDARY) SETBACK TO 40.0 FT WAS APPROVED FOR AN EXISTING HISTORICAL HOUSE IN A RESIDENTIAL DISTRICT ZONED R-20 AND BEING DEVELOPED UNDER R-ED WAS DESCRIBED ON FEBRUARY 18, 2015 WITH THE FOLLOWING PROVISIONS:  
1) THE PETITION SHALL APPLY TO ONLY THE USES AND STRUCTURES AS WARRANTED IN THE PETITION AND DEPICTED ON THE VARIANCE AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES, OR ADDITIONS TO THE PROPERTY.
- PETITIONER SHALL OBTAIN ALL PERMITS.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
- THE BOUNDARY AND TOPOGRAPHY SHOWN IS FROM A SURVEY PREPARED BY BENCHMARK ENGINEERING, INC., DATED SEPTEMBER, 2015. OFF-SITE AREAS HAVE BEEN SUPPLEMENTED WITH HO.CO. GIS TOPOGRAPHICAL INFORMATION.
- 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. #316D AND #316I WERE USED FOR THIS PROJECT.
- EXISTING UTILITIES SHOWN HAVE BEEN TAKEN FROM APPROVED CONTRACT DRAWINGS AND FIELD SURVEYED LOCATIONS. IF NECESSARY, THE CONTRACTOR SHALL ADJUST ANY OR ALL STRUCTURE TOP ELEVATIONS TO MATCH PROPOSED GRADES.
- THERE ARE NO 100 YEAR-FLOODPLAIN, STREAMS, OR WETLANDS LOCATED ON-SITE (OR BUFFERS). THERE ARE STEEP SLOPES AND (1) SPECIMEN TREE LOCATED ON-SITE AND SHALL BE PROTECTED THROUGH-OUT THE DURATION OF CONSTRUCTION.
- THE WILDLIFE AND HERITAGE IN A LETTER DATED, OCTOBER 8, 2015, HAS DETERMINED THAT THERE ARE NO STATE OR FEDERAL RECORDS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE. THIS STATEMENT HOWEVER SHALL NOT BE INTERPRETED AS MEANING THAT RARE, THREATENED OR ENDANGERED SPECIES ARE NOT IN FACT PRESENT.
- THERE ARE (3) HISTORICAL BUILDINGS AND (2) HISTORICAL STRUCTURES LOCATED ON-SITE. A REVIEW OF THE SITE BY THE HOWARD COUNTY HISTORICAL PRESERVATION COMMITTEE ON OCTOBER 1, 2015, RECOMMENDS THE HOUSE BE RETAINED AND DECONSTRUCTION OF THE BARN OR TAKEN OFF PROPERTY PRIOR TO CONSTRUCTION. BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- A NOISE STUDY IS NOT REQUIRED FOR DEVELOPMENTS THAT DO NOT FALL WITHIN ANY OF THE FOLLOWING LOCATIONS:  
A. 1000 FT OF AN EXISTING RIGHT OF WAY LINE OF I-95 OR ROUTE 1 BETWEEN MD 100 & ROUTE MD 32 OR ANY OTHER ROADWAY WITH AN ADT OF 10,000 VEHICLES.  
B. 500 FT OF ANY PRINCIPLE OR INTERMEDIATE ARTERIAL HIGHWAY RIGHT OF WAY LINE.  
C. 250 FT OF ANY EXISTING OR PROPOSED MINOR ARTERIAL RIGHT OF WAY.  
D. AT THE DISCRETION OF THE CHIEF, BUREAU OF ENGINEERING OR DEPARTMENT OF PLANNING.  
E. 500 FT OF AN EXISTING OR PROPOSED RAIL LINE.  
F. LOCATED WITHIN THE APPROVED AIRPORT NOISE ZONE AS ESTABLISHED BY THE MARYLAND AVIATION ADMINISTRATION.
- A TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE MARS GROUP AND DATED FEBRUARY 28, 2016. THIS SITE IS WITHIN THE METROPOLITAN DISTRICT; WATER & SEWER IS PUBLIC.
- ADEQUATE SITE DISTANCE APPEARS TO BE AVAILABLE AT THE ENTRANCE BASED ON FIELD VERIFICATION. THIS PROJECT IS SUBJECT TO A SIGHT DISTANCE ANALYSIS TO BE PREPARED AND SUBMITTED WITH FURTHER PLAN SUBMISSION.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE/REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS. REVIEWER 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.
- FOREST CONSERVATION REQUIREMENTS WILL BE FULFILLED ON-SITE. IF THE FULL OBLIGATION CANNOT BE MET ON-SITE THEN THE REMAINING OBLIGATION WILL BE PROVIDED OFF-SITE OR AS A FEE-IN-LIEU. THIS WILL BE DETERMINED AT PRELIMINARY PLAN STAGE.

**NRCS SOILS CHART - HoCo Soils Map No. 19**

| SYMBOL | HYDRIC | GROUP | Kw   | MAP UNIT NAME                                       |
|--------|--------|-------|------|---|
| Fa*    | YES    | D     | 0.20 | FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT              |
| RuB    |        | C     | 0.37 | RUSSETT FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES      |
| RuC    |        | C     | 0.37 | RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES     |
| SaB    |        | B     | 0.37 | SASSAFRAS LOAM, 2 TO 5 PERCENT SLOPE                |
| SbB    |        | B     | 0.24 | SASSAFRAS GRAVELLY SAND LOAM, 2 TO 5 PERCENT SLOPES |

PLEASE NOTE: HIGHLY ERODIBLE, K>0.35, AND/OR 15% OR GREATER SLOPES TAKEN FROM THE NRCS WEB SOIL SURVEY, AUGUST 2014. SHEET 19

**SHEET INDEX**

| NO. | DESCRIPTION                     |
|-----|---------------------------------|
| 1   | COVER AND EXISTING CONDITIONS   |
| 2   | STORMWATER MANAGEMENT PLAN      |
| 3   | SEDIMENT & EROSION CONTROL PLAN |

|     |      |          |
|-----|------|----------|
| NO. | DATE | REVISION |
|     |      |          |
|     |      |          |
|     |      |          |

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
8480 BALTIMORE NATIONAL PIKE SUITE 318 BELLCOTT CITY, MARYLAND 21043  
(703) 410-4654-6102 (F) 410-465-8444  
WWW.BE-CONSULTINGENGINEERING.COM

**ROCKBURN ESTATES**  
LOTS 1 thru 11 AND OPEN SPACE LOTS 12 thru 15  
A SUBDIVISION OF PARCEL 628  
TAX MAP: 31 - GRID: 22 PARCEL: 628 - ZONED: R-20  
ELECTION DISTRICT NO. 1  
HOWARD COUNTY, MARYLAND

**ENVIRONMENTAL CONCEPT PLAN**  
COVER & EXISTING CONDITIONS

OWNER: ELIZABETH K. FRANCIS TRUSTEE  
2926 GUILFORD AVENUE  
BALTIMORE, MARYLAND 21218

DEVELOPER: SECURITY DEVELOPMENT, LLC  
P.O. BOX 417  
ELLCOTT CITY, MARYLAND 21041  
410-465-4244

DATE: MAY, 2016  
SCALE: AS SHOWN

BEI PROJECT NO: 2706  
SHEET 1 OF 3

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
6-27-16  
6-27-16

PLAN VIEW  
SCALE: 1" = 50'  
1 inch = 50 ft.

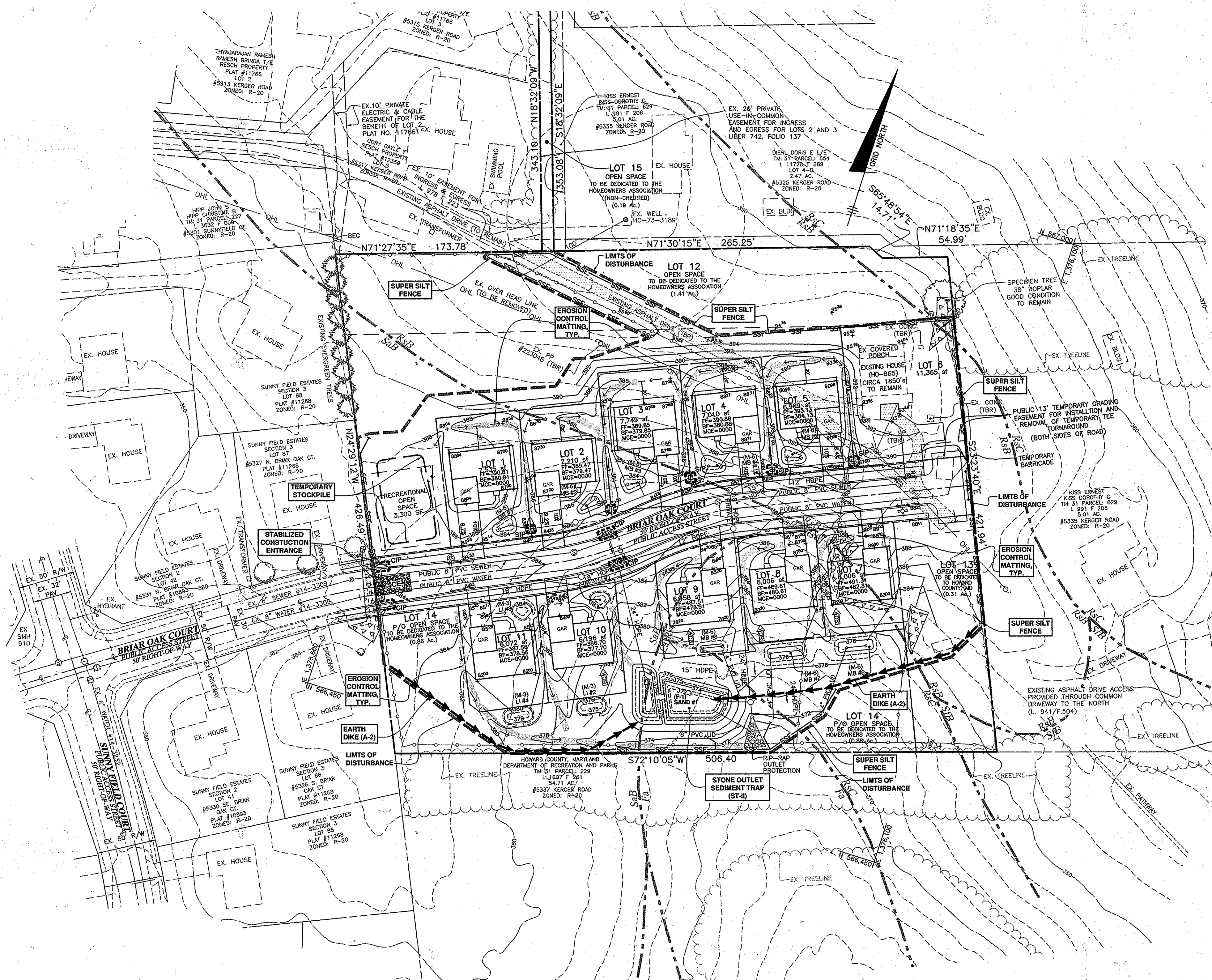
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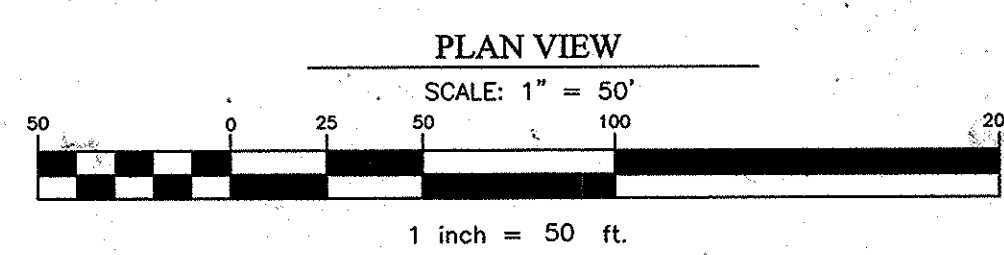




| NRCS SOILS CHART - HoCo Soils Map No. 19 |        |       |      |
|--|--------|-------|------|
| SYMBOL                                   | HYDRIC | GROUP | Kw   |
| Fa*                                      | YES    | D     | 0.20 |
| RuB                                      | YES    | C     | 0.37 |
| RuC                                      | YES    | C     | 0.37 |
| SaB                                      | YES    | B     | 0.24 |
| SaC                                      | YES    | C     | 0.37 |
| SaD                                      | YES    | D     | 0.20 |
| SaE                                      | YES    | E     | 0.15 |
| SaF                                      | YES    | F     | 0.10 |
| SaG                                      | YES    | G     | 0.05 |
| SaH                                      | YES    | H     | 0.02 |
| SaI                                      | YES    | I     | 0.01 |
| SaJ                                      | YES    | J     | 0.00 |
| SaK                                      | YES    | K     | 0.00 |
| SaL                                      | YES    | L     | 0.00 |
| SaM                                      | YES    | M     | 0.00 |
| SaN                                      | YES    | N     | 0.00 |
| SaO                                      | YES    | O     | 0.00 |
| SaP                                      | YES    | P     | 0.00 |
| SaQ                                      | YES    | Q     | 0.00 |
| SaR                                      | YES    | R     | 0.00 |
| SaS                                      | YES    | S     | 0.00 |
| SaT                                      | YES    | T     | 0.00 |
| SaU                                      | YES    | U     | 0.00 |
| SaV                                      | YES    | V     | 0.00 |
| SaW                                      | YES    | W     | 0.00 |
| SaX                                      | YES    | X     | 0.00 |
| SaY                                      | YES    | Y     | 0.00 |
| SaZ                                      | YES    | Z     | 0.00 |



| LEGEND |                                  |
|--------|----------------------------------|
|        | PROJECT BOUNDARY                 |
|        | EXISTING TOPOGRAPHY (AUG. 2015)  |
|        | EXISTING TREELINE                |
|        | EXISTING FENCE                   |
|        | SOILS DELINEATION                |
|        | SOILS TYPE                       |
|        | PROPOSED SEWER                   |
|        | PROPOSED WATER                   |
|        | PROPOSED STORM DRAIN             |
|        | LIMIT OF DISTURBANCE             |
|        | DRAINAGE AREA DIVISION           |
|        | +20% SLOPES                      |
|        | EARTH DIKE                       |
|        | SUPER SILT FENCE                 |
|        | CURB INLET PROTECTION            |
|        | STANDARD INLET PROTECTION        |
|        | EROSION CONTROL MATTING          |
|        | STABILIZED CONSTRUCTION ENTRANCE |



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 6-27-16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 6-13-16  
 CHIEF, DIVISION OF LAND DEVELOPMENT

|   |   |  |
|---|---|--|
| NO.   | DATE  | REVISION   |
|   |   |  |
| <br><b>BENCHMARK ENGINEERING, INC.</b><br>ENGINEERS & LAND SURVEYORS & PLANNERS<br>8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043<br>(P) 410-465-6105 (F) 410-465-8644<br>WWW.BE-CIVILENGINEERING.COM |   |  |
| Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland.<br><br><i>[Signature]</i>                      |   |  |
| OWNER:  | <b>ROCKBURN ESTATES</b><br>LOTS 1 thru 11 AND OPEN SPACE LOTS 12 thru 15<br>A SUBDIVISION OF PARCEL 628 |  |
| DEVELOPER:  | SECURITY DEVELOPMENT, LLC<br>P.O. BOX 417<br>ELLICOTT CITY, MARYLAND 21041<br>410-465-4244              |  |
| DESIGN: DBT   | DRAWN: DBT/NAF  | TAX MAP: 31 - GRID: 22 - PARCEL: 628 - ZONED: R-20<br>ELECTION DISTRICT NO. 1<br>HOWARD COUNTY, MARYLAND<br><b>ENVIRONMENTAL CONCEPT PLAN</b><br><b>SEDIMENT &amp; EROSION CONTROL PLAN</b><br>DATE: MAY, 2016    BEI PROJECT NO: 2706<br>SCALE: AS SHOWN    SHEET: 3 OF 3 |

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