

P:\2004\15-014\DMC\RUSHING PROPERTY



**SOILS TABLE**

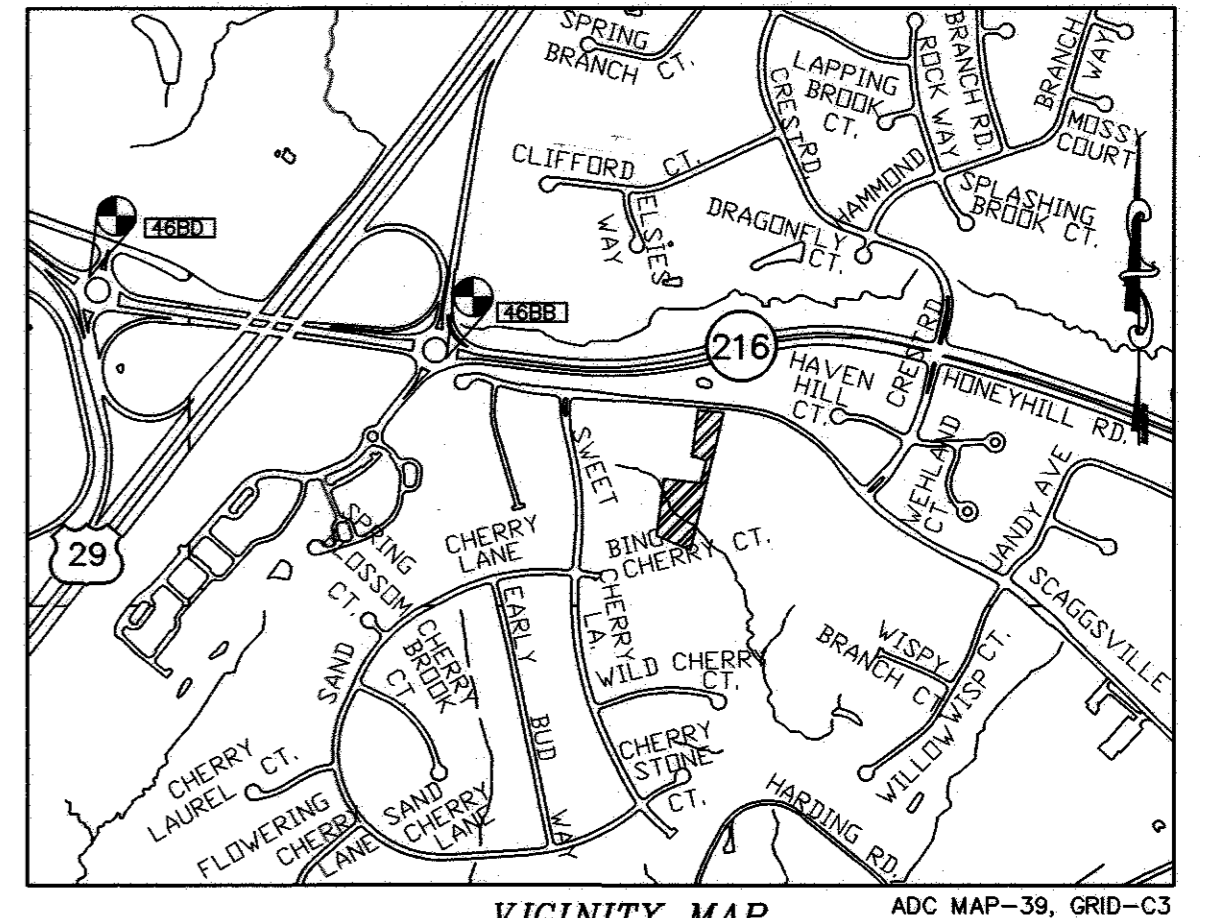
SYMBOL	RATING	NAME	K FACTOR	MAP NO.
GnB	(B)	GLENELG-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES	.37	23
GnB	(C)	GLENELG-BAILE SIT LOAMS 0 TO 8 PERCENT SLOPES	.43	23
MaC	(B)	MANOR LOAM, 8-15% SLOPES	.32	23

**SPECIMEN TREE**

KEY	SPECIES	SIZE	COMMENTS
ST 1	SILVER MAPLE	30'+	FAIR
ST 2	NORWAY MAPLE	30'+	FAIR
ST 3	NORWAY MAPLE	30'+	FAIR

**PRELIMINARY SWM PRACTICES TABLE**

LOT #	ESD METHOD	TREATED AREA TYPE	REQUIRED ESDV	PROVIDED ESDV
LOT 1	N/A	N/A	N/A	N/A
LOT 2	M-6, MICRO-BIORETENTION	PROPOSED HOUSE AND PROPOSED PAVEMENT	269 C.F.	445 C.F.



**NOTES:**

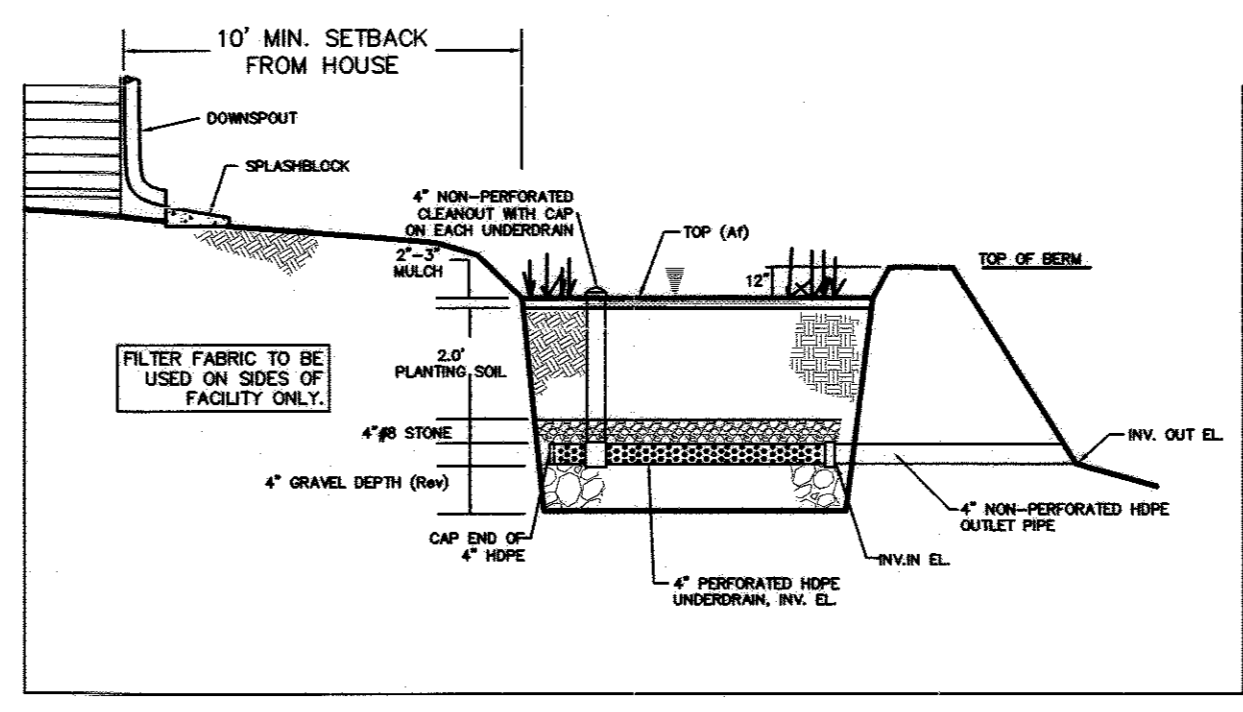
- SITE ANALYSIS DATA:  
 ADDRESS: 10973 SCAGGSVILLE ROAD LAUREL, MD 20723  
 LOCATION: TAX MAP : 46 PARCEL: 336 GRID: 5 LOT: 1  
 ELECTION DISTRICT: SIXTH  
 ZONING: R-20  
 TOTAL AREA: 2.3 AC  
 AREA OF ROAD DEDICATION: 0.00 AC±  
 AREA OF ROAD ROW: 0.00 AC±  
 PROPOSED USE FOR SITE: RESIDENTIAL.  
 TOTAL NUMBER OF LOTS: 2  
 TOTAL NUMBER OF UNITS: 2  
 TYPE OF PROPOSED UNIT: SFD
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS  
 STA. No. 468B ELEV. 422.637  
 STA. No. 468D N 538306.5015 E 1341329.1564  
 STA. No. 468B N 538656.7632 E 1339461.5542
- 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.
- SITE 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 AND FSD LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON FEBRUARY 25, 2016.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION OBLIGATION REQUIREMENTS. IT IS A MINOR SUBDIVISION THAT CREATES ONE LOT AND HAS NO FUTURE SUBDIVISION POTENTIAL.
- ALL EXISTING STRUCTURES ARE TO REMAIN.
- NO AREAS OF STEEP SLOPES 25% OR GREATER 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.
- THE ENTIRE PROPERTY IS LOCATED WITHIN ERODIBLE SOILS.
- APPROVAL OF THIS ECP BY HOWARD COUNTY SCD DOES NOT PROVIDE APPROVAL FOR THE SHOWN SEDIMENT CONTROL SCHEME.

- SITE ANALYSIS DATA:**
- AREA OF THE SITE = 2.3 AC ±
  - AREA OF WETLANDS AND ITS BUFFERS = 0.1AC ±
  - AREA OF FLOODPLAIN = 0.0 AC ±
  - AREA OF EXISTING FOREST = 0.86 AC ±
  - AREA OF STREAM BUFFER = 0.46 AC ±
  - AREA OF STEEP SLOPES 15-25% = 0.0 AC±
  - AREA OF STEEP SLOPES 25% OR GREATER = 0.0 AC±
  - AREA OF ERODIBLE SOILS = 2.3 AC ±
  - LIMIT OF DISTURBANCE AREA = 0.39 AC ±
  - NEW SINGLE FAMILY DETACHED LOT IS PROPOSED.
  - GREEN OPEN AREA (PERVIOUS) = 1.94 AC±
  - PROPOSED IMPERVIOUS AREA = 0.1 AC±

- ESD NARRATIVE**
- THERE IS APPROXIMATELY 0.86 ACRES OF FORESTED AREA ON THE PROPERTY. SITE CONTAINS A STREAM, WETLAND, STREAM AND WETLAND BUFFERS. THE MINIMUM LOT SIZE FOR THIS SUBDIVISION IS 20,000 SQ.FT. ALL ENVIRONMENTAL FEATURES ON SITE ARE LOCATED ON LOT 2. THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS SINCE IT IS A SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FUTURE SUBDIVISION POTENTIAL. THE PROPOSED MICRO-BIORETENTION FACILITY (M-6) WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT (PROPOSED HOUSE AND DRIVEWAY INCLUDING ITS WIDENING). ACCESS TO PROPOSED LOT 2 WILL BE PROVIDED VIA AN EXISTING USE-IN-COMMON DRIVEWAY IN ORDER TO MINIMIZE THE AREA OF THE PROPOSED IMPERVIOUS.
  - 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.
  - NON-STRUCTURAL PRACTICES WERE USED TO THE MAXIMUM EXTENT POSSIBLE. ONE MICRO-BIORETENTION FACILITY HAS BEEN UTILIZED.
  - THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS. SUPER SILT FENCES AND DIVERSION FENCES WILL BE UTILIZED. NO CONCENTRATION FLOW IS PROPOSED. NO SEDIMENT TRAPS OR BASINS ARE REQUIRED.
  - TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS.
  - 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. MICRO-SCALE PRACTICES (M-6)

**LEGEND**

- EXIST. TREE LINE
- PROP. TREE LINE
- EXIST. SPECIMEN TREE
- EXIST. POWER POLE
- OVERHEAD ELEC.
- MINOR CONTOUR
- MAJOR CONTOUR
- PROPOSED SUPER SILT FENCE
- LIMITS OF DISTURBANCE
- DRAINAGE AREA TO M-6
- IMPERVIOUS AREA TREATED BY MICRO-BIORETENTION (M-6)
- EXISTING WETLANDS

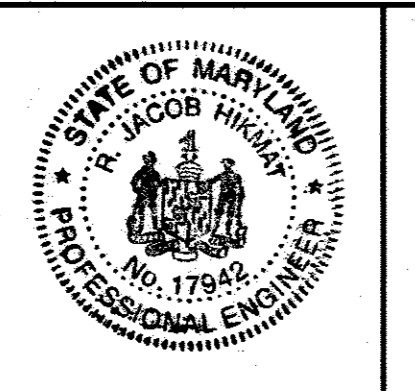


**MICRO-BIORETENTION (M-6) DETAIL**  
NOT TO SCALE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

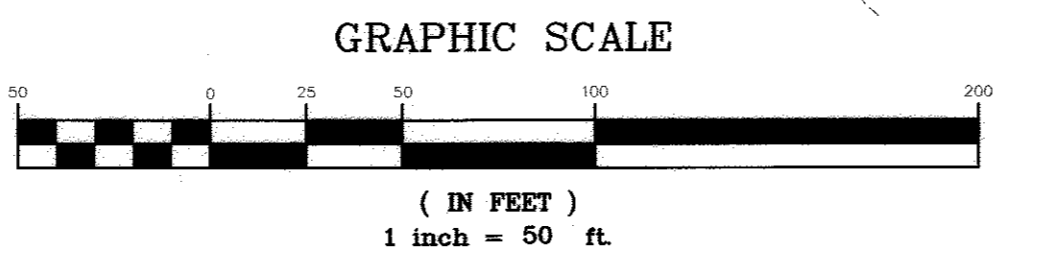
*Chad Chavis* 9-29-16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Karl Schleicher* 9-15-16  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE



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: 09/03/2018

*R. JACOB KIMMAT, P.E.* 9/12/16  
 DATE



**OWNER/DEVELOPER**  
 Karen Rushing  
 10973 Scaggsville Road  
 Laurel, MD. 20723  
 410-997-0296

Project date: 15-014  
 Illustration: SEP. 2016  
 Scale: 1"=50'  
 Approval: MAM/TNB  
 Revisions: R/JH

Project description: ENVIRONMENTAL CONCEPT PLAN  
 Revisions: none

**KAREN RUSHING PROPERTY**  
 TAX MAP 46 GRID 5 PARCEL 336  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 LOTS 1 AND 2  
 ENVIRONMENTAL CONCEPT PLAN

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