SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #	COMMENTS
GhC	(B)	GLENELG–URBAN LAND COMPLEX, 8–15% SLOPES.	0.37	23	HIGHLY ERODABLE

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
LOT 2	M–5, DRYWELL	458.0 C.F.	480.0 C.F.

SITE ANALYSIS DATA:

1. AREA OF THE SITE = 1.0 Ac ±
2. LIMIT OF DISTURBANCE = 0.40 Ac ±
3. AREA OF ROAD DEDICATION = 0 Ac
4. AREA OF WETLANDS AND ITS BUFFERS= 0 Ac
5. AREA OF FLOODPLAIN= 0
6. AREA OF 35' ENVIRONMENTAL SETBACK (STREAM BUFFER) = 0.19 AC,
7. AREA OF STREAM BUFFER = 0.05 Ac
8. AREA OF STEEP SLOPES (25% OR GREATER AT VERTICAL DISTANCE OF 10 FEET OR MORE = 0 Ac
9. AREA OF 15%–24.99% SLOPES = 0.12 Ac
10. AREA OF 20%–24.99% SLOPES = 0.0% Ac
11. AREA OF FOREST = 0 Ac
12. TOTAL ENVIRONMENTAL SENSITIVE AREA = 0.12 Ac
13. AREA OF HIGHLY ERODIBLE SOILS = 1.0 Ac
14. PROPOSED GREEN OPEN SPACE = 0.83 Ac
15. ONE SINGLE FAMILY DETACHED RESIDENTIAL UNIT IS PROPOSED.

DRYWELL TYP. DETAIL
NTS

(Detail labels: ROOF LEADER, LEAF SCREEN, SURCHARGE PIPE, SPLASH BLOCK, CAP W/LOCK, PERFORATED PVC PIPE W/CAP, PERFORATION AREA 5xPIPE AREA, FILTER FABRIC TOP & SIDES (NON-WOVEN) ASHA CLASS "C", STONE ASTM SIZE #1, CAP, OBSERVATION WELL, 6"x6" PVC PIPE ON CONCRETE FOOT PLATE, 6"SAND, ROTOTIL 1' BELOW TRENCH BOTTOM, BUILDING FOUNDATION, V.G.W. TRENCH MAY NOT BE INSTALLED IN FILL, 10' MIN.)
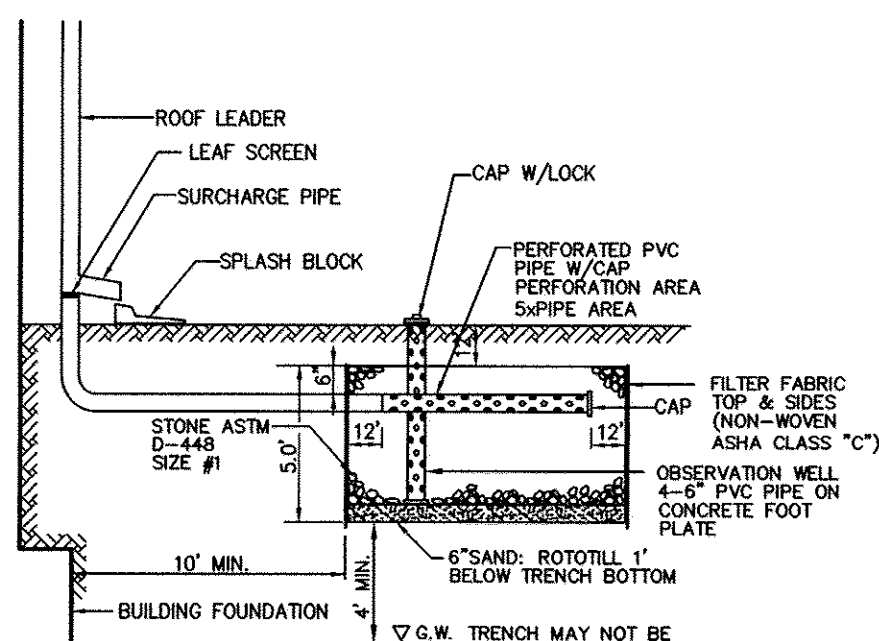
LEGEND

- — — — MINOR CONTOUR
- ———— MAJOR CONTOUR
- SSF PROPOSED SUPER SILT FENCE
- SCE STABILIZED CONSTRUCTION ENTRANCE
- LOD LIMITS OF DISTURBANCE
- 4" SHC SEWER HOUSE CONNECTION
- 4" WHC WATER HOUSE CONNECTION
- 15%–25% SLOPES
- 20%–25% SLOPES
- 25% SLOPES OR GREATER
- PROPOSED DRIVEWAY
- UIC–ACCESS AND UTILITY EASEMENT
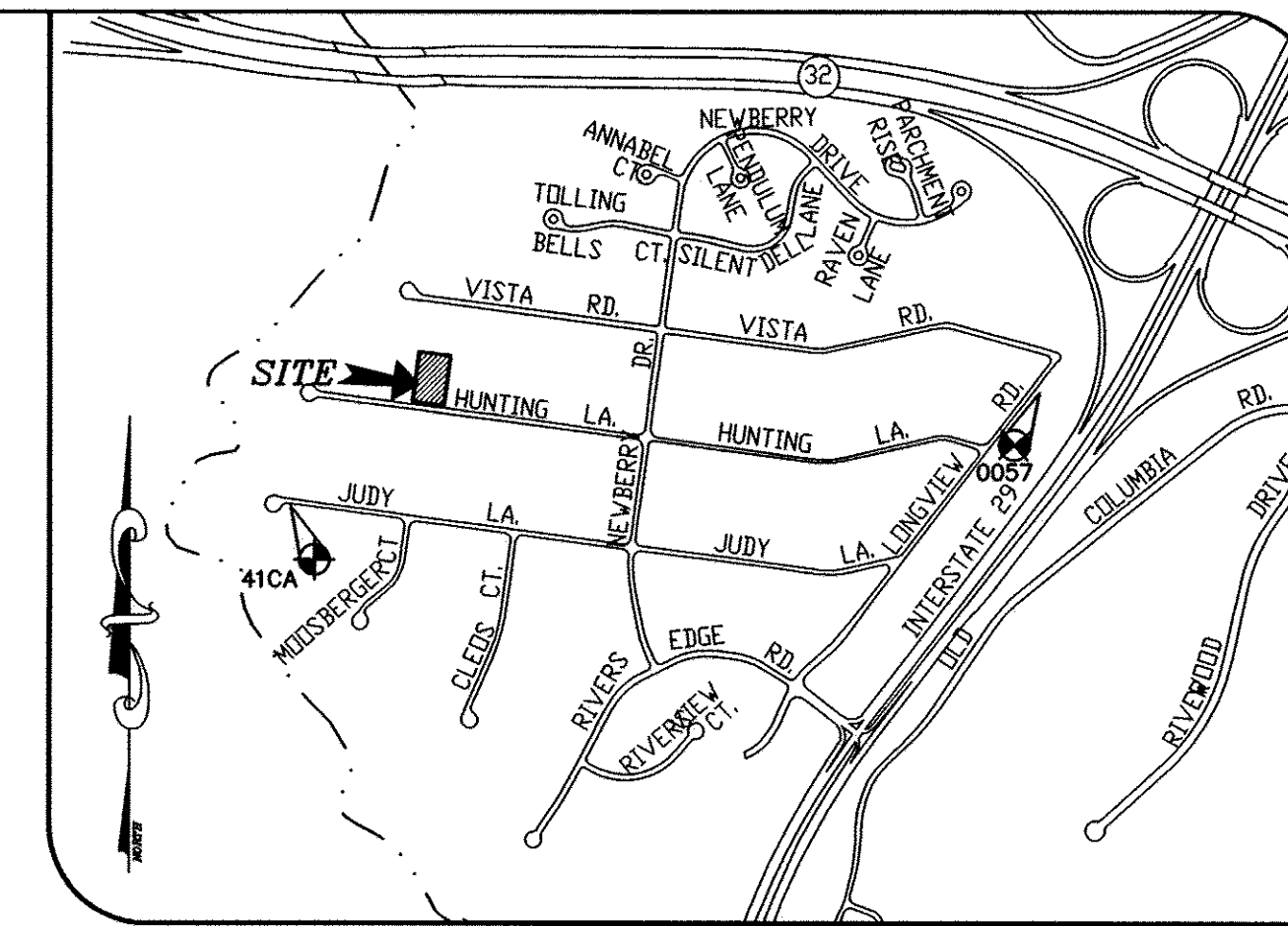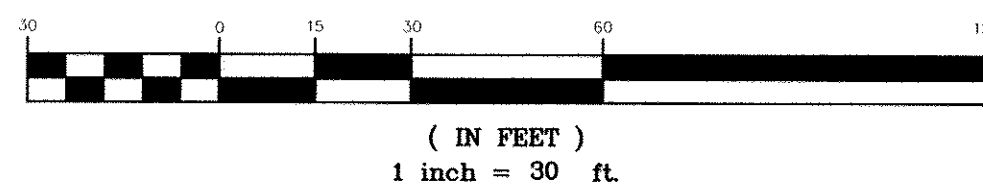- DRY WELL (M–5)

OWNER/DEVELOPER
STEPHANIE CHAMBERLAIN
12235 HEATHCLIFF CT.
ELLICOTT CITY, MD 21042
443–288–4602
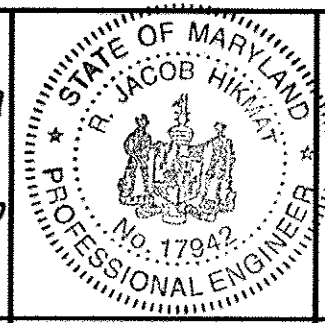
NOTES:

1. SITE ANALYSIS DATA:
   LOCATION: TAX MAP: 41 GRID: 5 PARCEL: 273 LOT: 62
   STREET ADDRESS: 10826 HUNTING LN. COLUMBIA, MD. 21044
   ELECTION DISTRICT : FIFTH
   ZONING: R–20
   TOTAL AREA: 1.0 AC.±
   LIMIT OF DISTURBED AREA: 0.40 AC.±
   PROPOSED USE FOR SITE : RESIDENTIAL.
   TOTAL NUMBER OF UNITS : 1
   TYPE OF PROPOSED UNIT : SINGLE FAMILY DETACHED
   DEED REFERENCE: L. 17267/F. 1
   COUNTY FILE NUMBERS: PLAT BOOK: 8, PAGE: 79

2. TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON MONUMENTED FIELD RUN SURVEY BY MILDENBERG, BOENDER & ASSOC. INC. PERFORMED IN OR ABOUT MAY 2017.

3. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 0057 & 41CA.
   STA. No. 0057 N 550,835,214 ELEV. 398.924
                  E 1,347,017.69
   STA. No. 41CA N 550,124,864 ELEV. 295.364
                  E 1,342,960.88

4. NO WETLANDS, STREAMS OR FLOODPLAIN EXIST ON–SITE, HOWEVER 100' STREAM BUFFER IS PRESENT ON–SITE.

5. SLOPES 25% OR GREATER DO NOT EXIST ON–SITE.

6. NO HISTORIC DISTRICTS OR CEMETERIES EXIST OR ARE ADJACENT TO THIS SITE.

7. APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT 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. 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.

8. NO FOREST EXISTS ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOC. INC.

9. THE EXISTING HOUSE ON LOT 1 WILL REMAIN.

10. APPROVAL OF THIS ECP BY THE HOWARD SOIL CONSERVATION DISTRICT DOES NOT PROVIDE APPROVAL OF THE SHOWN SEDIMENT CONTROL.

11. NO SPECIMEN TREES EXIST ON SITE.

12. THE SUBJECT PROPERTY IS ZONED R–20 IN ACCORDANCE WITH THE 10/06/13 ZONING REGULATIONS.

13. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

14. THE SUBJECT PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION ACT PER SECTION 16.1202(b)(1)(viii), A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.

ESD NARRATIVE

1. THERE IS A STREAM BUFFER LOCATED ON–SITE. NO OTHER NATURAL RESOURCES SUCH AS STEEP SLOPES 25% OR GREATER, WETLANDS, STREAMS, OR FOREST LAND EXIST ON–SITE. THE PROPOSED DRY WELL FACILITIES WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DWELLING AND THE DRIVEWAY, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS. THERE IS AN EXISTING HOUSE ON LOT 1 WHICH WILL REMAIN.

2. THE IMPROVEMENTS AND DEVELOPED AREA WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSELY AS POSSIBLE. NO IMPACT IS PROPOSED THAT WOULD SIGNIFICANTLY ALTER ANY NATURAL FLOW PATTERNS.

3. NON–STRUCTURAL PRACTICES WERE USED TO THE MAXIMUM EXTENT POSSIBLE. DRY WELLS 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 AND SUPER SILT FENCES. NO CONCENTRATION FLOW IS PROPOSED. NO SEDIMENT TRAPS OR BASINS ARE REQUIRED.

5. TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WERE UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BY UTILIZING EXISTING ENTRANCE AND MINIMIZING EARTH DISTURBANCE.

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. DRY WELLS (M–5).

CHAMBERLAIN PROPERTY
LOTS 1 AND 2
TAX MAP 41, PARCEL 273, GRID 5
FIFTH ELECTION DISTRICT   HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN (ECP)

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

project	17–003	engineering	
illustration	MMT	date	OCT. 2017
scale	1"=30'	approval	RJH

(Plan drawing labels include: LOT 2 — 20,124 SQ.FT.; LOT 1 — 23,473 SQ.FT.; LOT 62 — 43,597 SQ.FT., 1.00 AC.±; HUNTING LANE, LOCAL ROAD, 50' R/W; LIMITS OF 100 YR FLOODPLAIN; PERENNIAL STREAM; 100' STREAM BANK BUFFER; 35' ENVIRONMENTAL SETBACK; EX. DWELLING — LOT 102 HOLIDAY HILLS PLAT 19775 RAJESH & VIBHA PUBBI ZONED: R–20; LOT 101 HOLIDAY HILLS PLAT 19775 ADELIS RODRIGUES–OCASIO GEORGE SUAREZ–MARTINEZ ZONED: R–20; LOT 80 HOLIDAY HILLS PLAT BOOK 8 PAGE 99 NIKKI LYNN HANEL ZONED R–20; LOT 79 HOLIDAY HILLS PLAT BOOK 8 PAGE 99 RONALD & KAREN ZONED R–20; LOT 63 HOLIDAY HILLS PLAT BOOK 8 PAGE 79 LOUIS & MILDRED OUSBORNE ZONED R–20; LOT 56 HOLIDAY HILLS PLAT BOOK 8 PAGE 79 STEVEN J COLOMBO CAROLYNN N. COLOMBO; LOT 55 HOLIDAY HILLS PLAT BOOK 8 PAGE 79 BERNARD & YOSHIKO GILBERT ZONED: R–20; LOT 113 HOLIDAY HILLS ZONED: R–20 SD PROPERTIES LLC PLAT# 22894; EXISTING 2-STORY BRICK & FRAME CIRCA 1964 TO REMAIN; EXISTING DRIVEWAY TO BE REMOVED; PRIVATE USE-IN-COMMON & UTILITY EASEMENT; FF.=314.80 G.=312.80 B.=304.80; DRAINAGE AREA TO DRY WELL = 1,000 S.F.; DRAINAGE AREA TO DRY WELL = 2,360 S.F.; DRAINAGE AREA TO DRY WELL = 3,100 S.F.; TEMPORARY STOCKPILE AREA; DRY WELL; YARD INLET)

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.