

SOILS TABLE

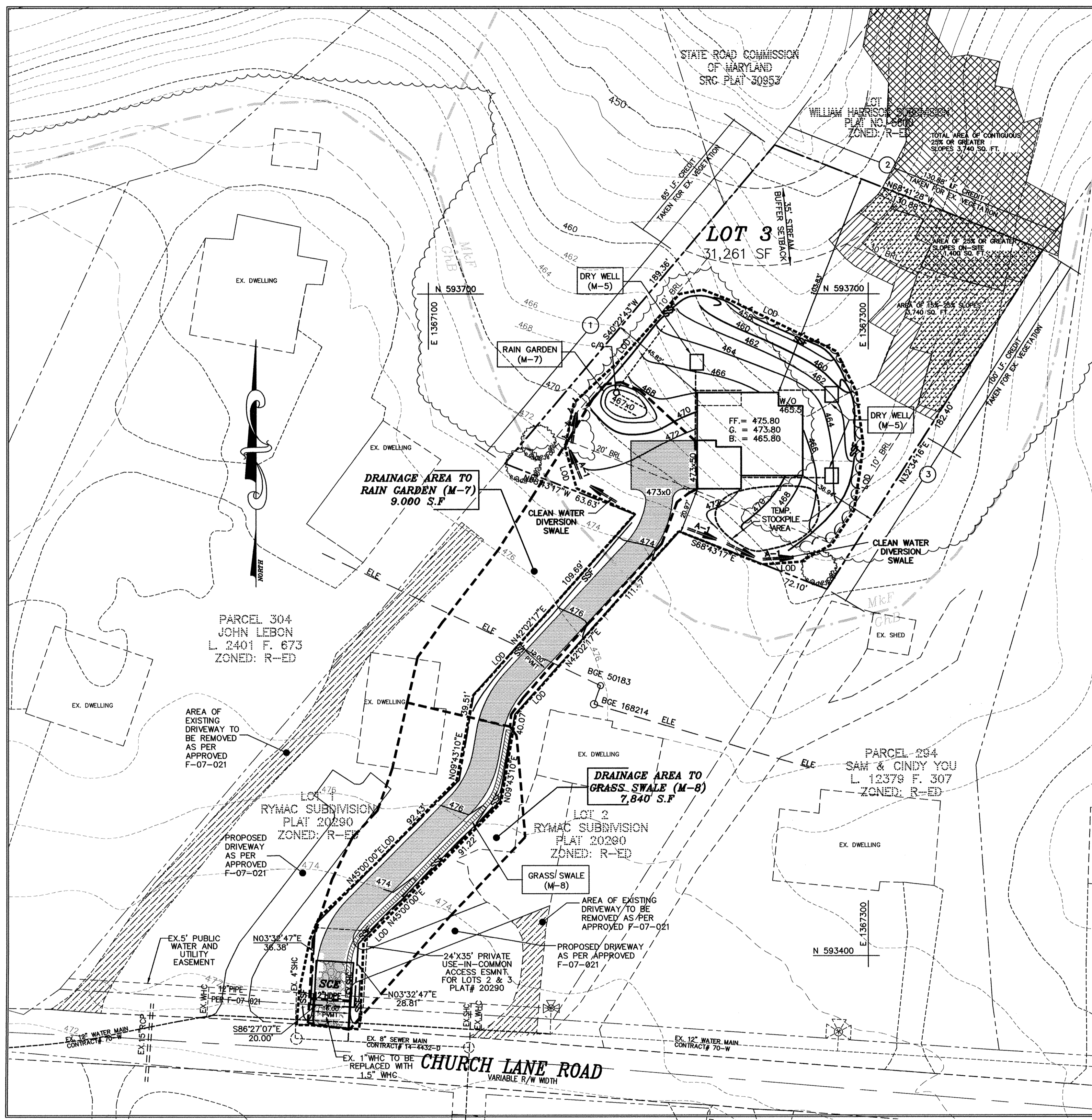
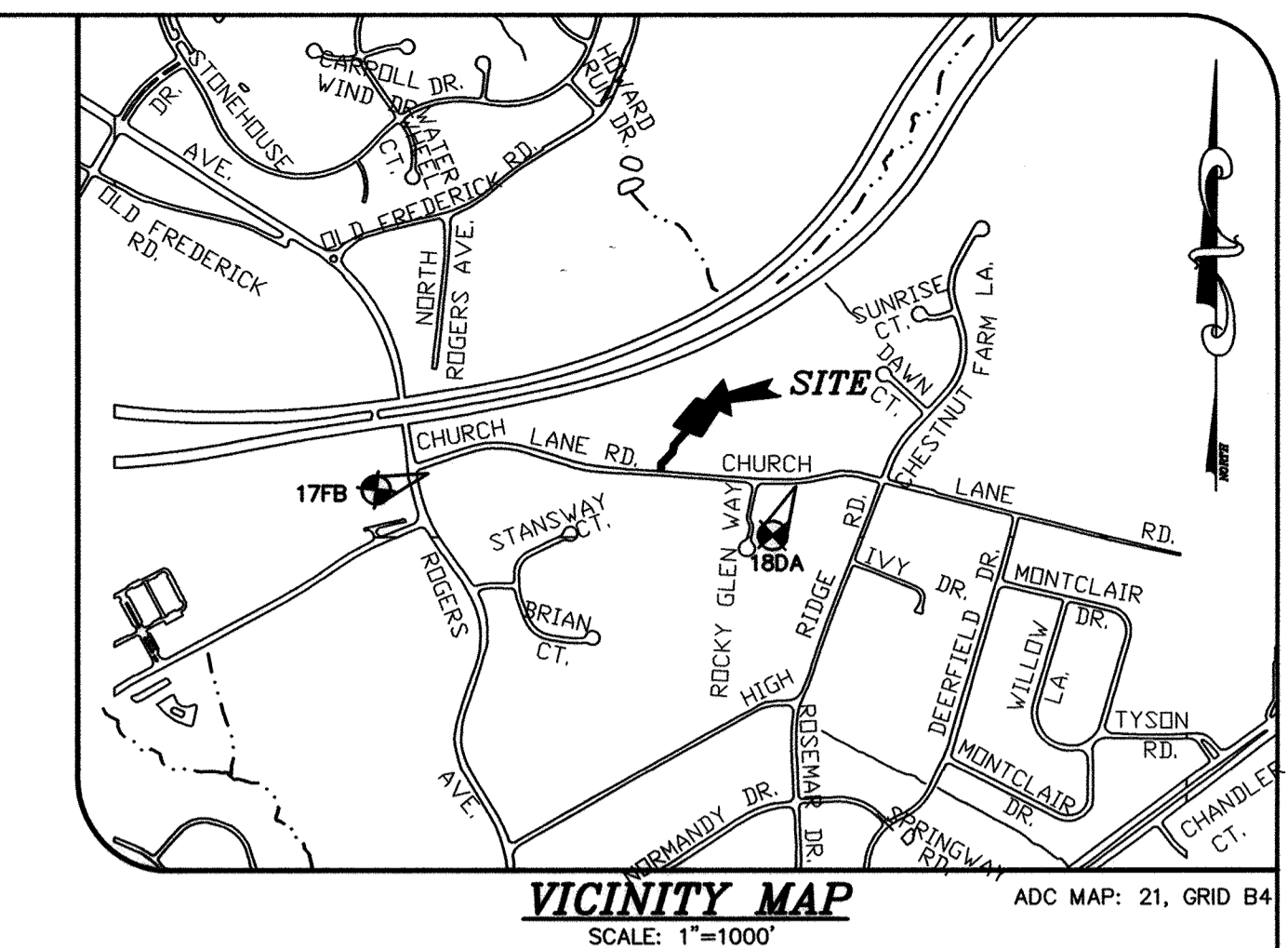
SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #	COMMENTS
GhB	(B)	GLENELG-URBAN LAND COMPLEX, 0-8% SLOPES.	0.32	14	HIGHLY ERODIBLE
MkF	(B)	MANOR-BRINKLOW COMPLEX, 25-65% SLOPES.	0.37	14	

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESDV	PROVIDED ESDV
LOT 3	M-5, DRYWELL M-7, RAIN GARDEN M-8, GRASS SWALE	715 C.F.	780 C.F.

LEGEND

- MINOR CONTOUR
- MAJOR CONTOUR
- SSF PROPOSED SUPER SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- DIVERSION SWALE
- 15%-25% SLOPES
- 25% SLOPES OR GREATER
- 20% SLOPES OR GREATER
- EX. PAVEMENT TO BE REMOVED
- HIGHLY ERODIBLE SOILS
- PROPOSED DRIVEWAY
- EXISTING TREE LINE
- PROPOSED TREE LINE
- DRAINAGE AREA TO MBP



ESD NARRATIVE

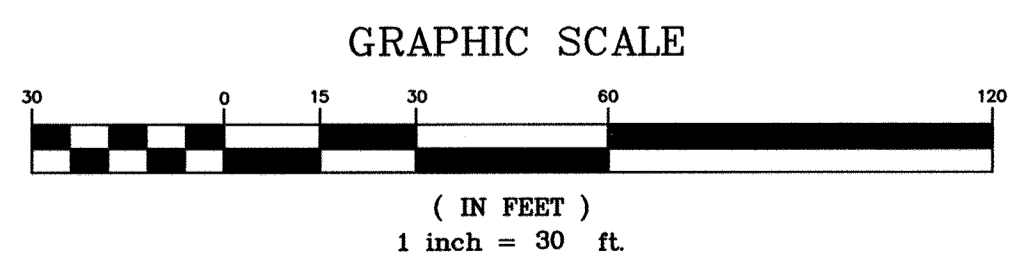
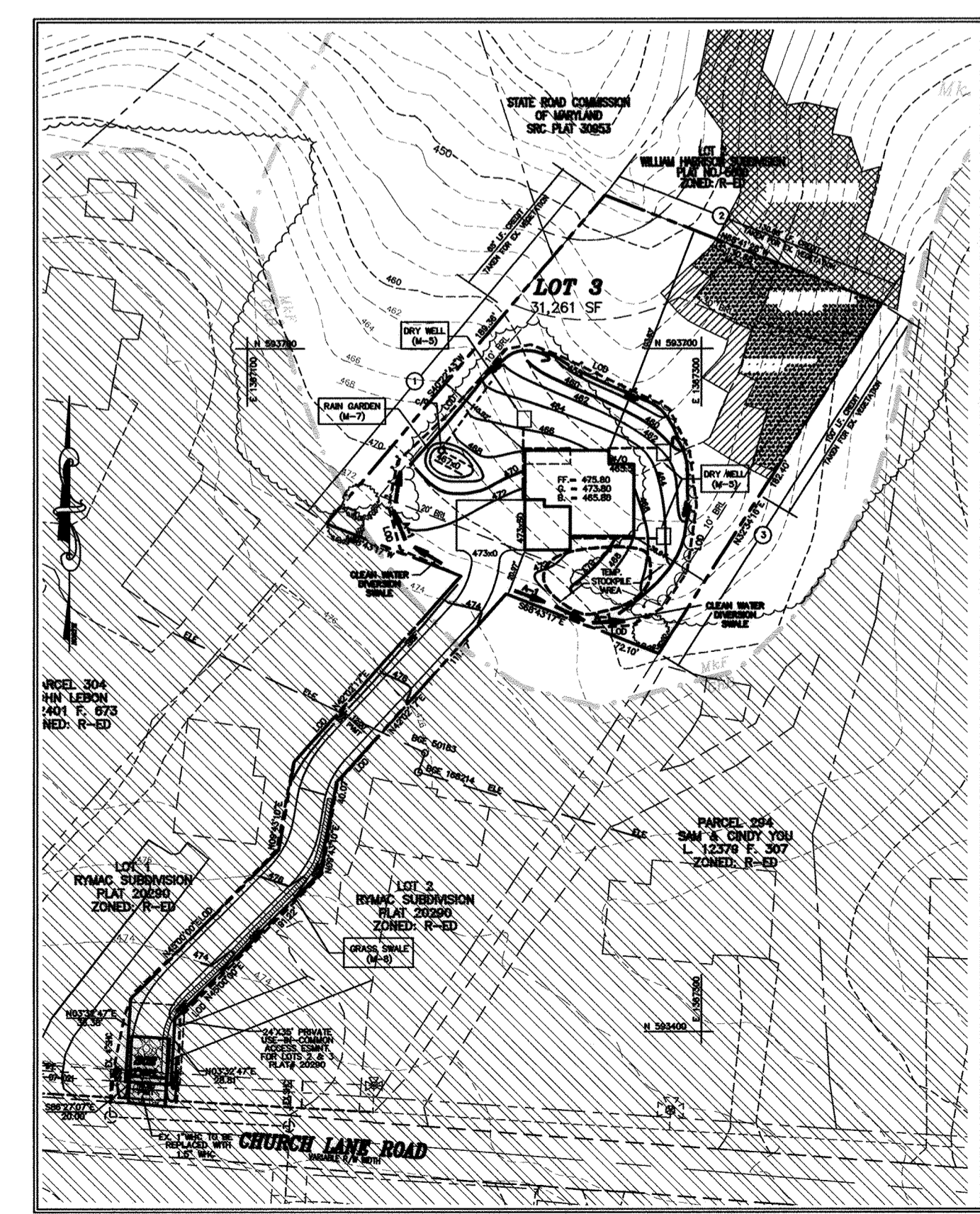
1. THERE IS A STREAM BUFFER AND SMALL AREA OF STEEP SLOPES (25% OR GREATER) LOCATED ON-SITE. NO OTHER NATURAL RESOURCES SUCH AS WETLANDS, STREAMS, OR FOREST LAND EXIST ON-SITE. THE PROPOSED MICRO-SCALE FACILITIES WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DWELLING AND THE DRIVEWAY, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS.
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 (M-5), RAIN GARDEN (M-7) AND GRASS SWALE (M-8) 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).
 - B. RAIN GARDEN (M-7).
 - C. GRASS SWALE (M-8).

SITE ANALYSIS DATA:

1. AREA OF THE SITE = 0.71 Ac ±
2. LIMIT OF DISTURBANCE = 0.41 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) = 2,675 S.F. (0.06 AC)
7. AREA OF STREAM BUFFER = 415 S.F. (0.01 AC)
8. AREA OF STEEP SLOPES (25% OR GREATER AT VERTICAL DISTANCE OF 10 FEET OR MORE = 1,400 S.F. (0.03 AC)
9. AREA OF 15%-24.99% SLOPES = 3,720 S.F. (0.09 AC)
10. AREA OF SLOPES 20% OR GREATER = 3,870 S.F. (0.09 AC)
11. AREA OF FOREST = 14,920 S.F. (0.34 AC)
12. TOTAL ENVIRONMENTAL SENSITIVE AREA = 0.04 AC
13. AREA OF HIGHLY ERODIBLE SOILS = 25,780 S.F. (0.59 AC)
14. PROPOSED GREEN OPEN SPACE = 0.57 AC
15. ONE SINGLE FAMILY DETACHED RESIDENTIAL UNIT IS PROPOSED.

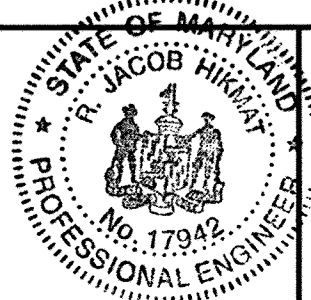
NOTES:

1. **SITE ANALYSIS DATA:**
LOCATION: TAX MAP: 18 GRID: 13 PARCEL: 206 LOT: 3
STREET ADDRESS: 8456 CHURCH LN. RD. ELLICOTT CITY, MD. 21043
ELECTION DISTRICT: SECOND
ZONING: R-ED
TOTAL AREA: 0.71 AC ±
LIMIT OF DISTURBED AREA: 0.41 AC ±
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 1
TYPE OF PROPOSED UNIT: SINGLE FAMILY DETACHED
DEED REFERENCE: L 17541/F. 465
COUNTY FILE NUMBERS: F-07-021.
2. TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON FIELD RUN SURVEY BY KCE ENGINEERING INC. PERFORMED ON OR ABOUT JANUARY 27, 2006.
3. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 177B & 180A.
STA. No. 177B E 593,214.401 ELEV. 456.316
E 1,365,669.05
STA. No. 180A N 593,334.37 ELEV. 483.292
E 1,367,562.23
4. NO WETLANDS, STREAMS OR FLOODPLAIN EXIST ON-SITE, AS CERTIFIED UNDER F-07-021; HOWEVER A 50' STREAM BUFFER EXISTS ON SITE.
5. THERE ARE NO STEEP SLOPES 25% OR GREATER WITH A CONTAGIOUS AREA OF 20,000 SQ.FT. OR GREATER 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. FOREST CONSERVATION OBLIGATION FOR THIS SITE WAS PROVIDED UNDER F-07-021.
9. APPROVAL OF THIS ECP BY THE HOWARD COUNTY CONSERVATION DISTRICT DOES NOT PROVIDE APPROVAL OF THE SHOWN SEDIMENT CONTROL.



OWNER/DEVELOPER
BURKARD HOMES, LLC
5850 WATERLOO ROAD, SUITE 150
COLUMBIA, MD 21045
(410)375-1052

APPROVED: DEPARTMENT OF PLANNING AND ZONING
3/29/18 DATE
3/31/18 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, EXP. DATE 9/03/18.
R. JACOB HIKMAT, P.E. DATE 2/26/18

Project: 17-011
date: FEB. 2018
Illustration: Engineering
scale: MMT
approval: MMT
1"=30'
no.:

description:
revisions:

RYMAC SUBDIVISION, LOT 3
TAX MAP 18, PARCEL 206, GRID 13
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
ENVIRONMENTAL CONCEPT PLAN (ECP)

MILDENBERG, BOENDER & ASSOC., INC.
Engineers
Planners
Surveyors
7850-B Grace Drive, Columbia, Maryland 21044
(410) 987-0296 Tel. (410) 987-0288 Fax.