

SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	MAP NO.
GbB	(B)	GLADSTONE LOAM, 3-8% SLOPES	.28	17
GbC	(B)	GLADSTONE LOAM, 8-15% SLOPES	.28	17
GfB	(B)	GLADSTONE-URBAN LAND COMPLEX, 0-8% SLOPES	.28	17
UuB	(D)	URBAN LAND-UDORTHENTS COMPLEX, 0-8% SLOPES	.37	17

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
LOT 1	M-5, DRYWELLS (3 EACH)	279.2 C.F.	336 C.F.
LOT 2	M-5, DRYWELLS (3 EACH)	279.2 C.F.	336 C.F.
LOT 3	M-5, DRYWELLS (3 EACH)	279.2 C.F.	336 C.F.
LOT 4	M-5, DRYWELLS (3 EACH)	279.2 C.F.	336 C.F.
LOT 5	M-5, DRYWELLS (3 EACH)	279.2 C.F.	336 C.F.
UIC DRIVEWAY	M-6, MICRO-BIORETENTION (MB #3)	1,163 C.F.	1,304 C.F.
TOTAL		2,891 C.F.	2,984 C.F.

SPECIMEN TREE CHART

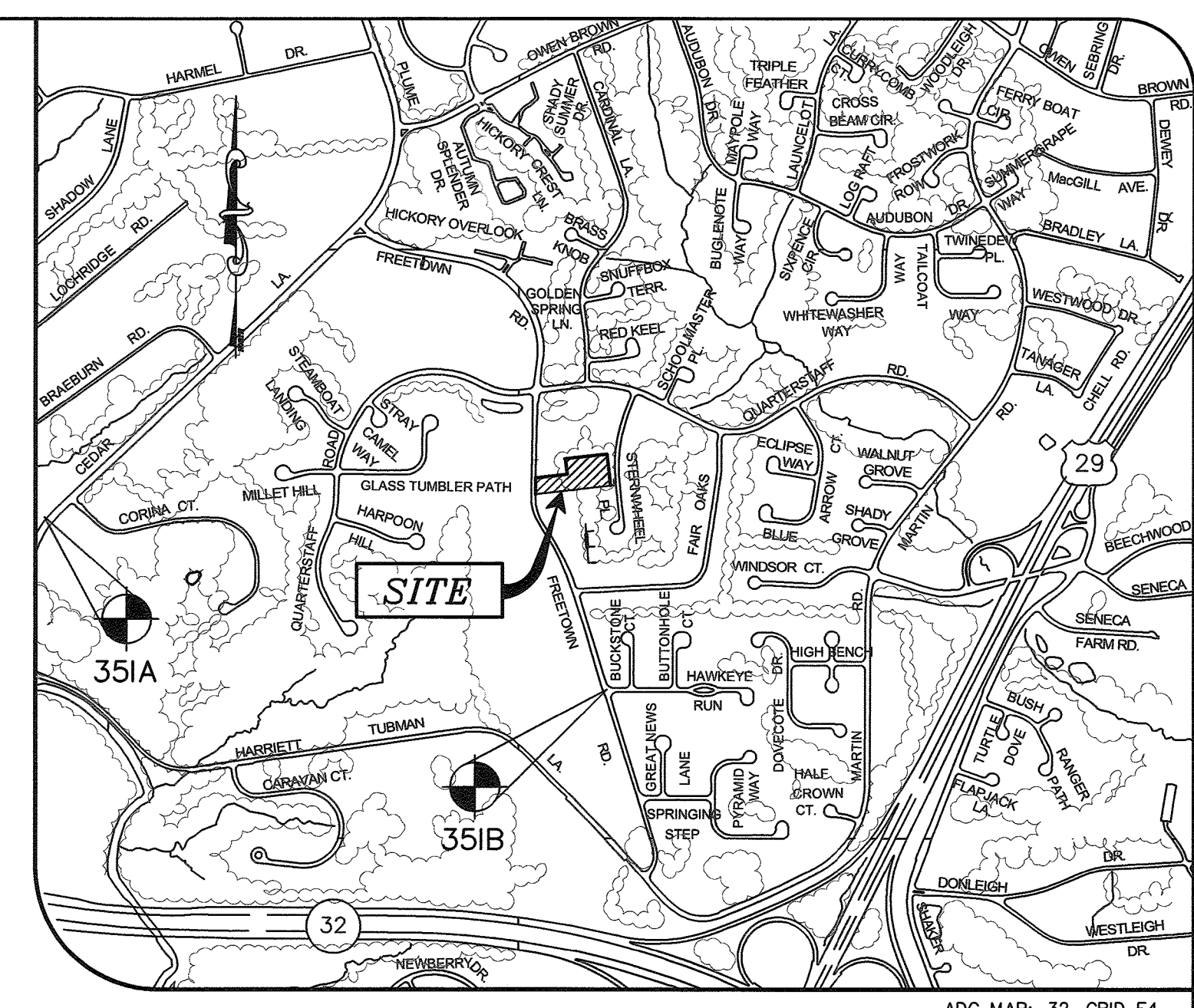
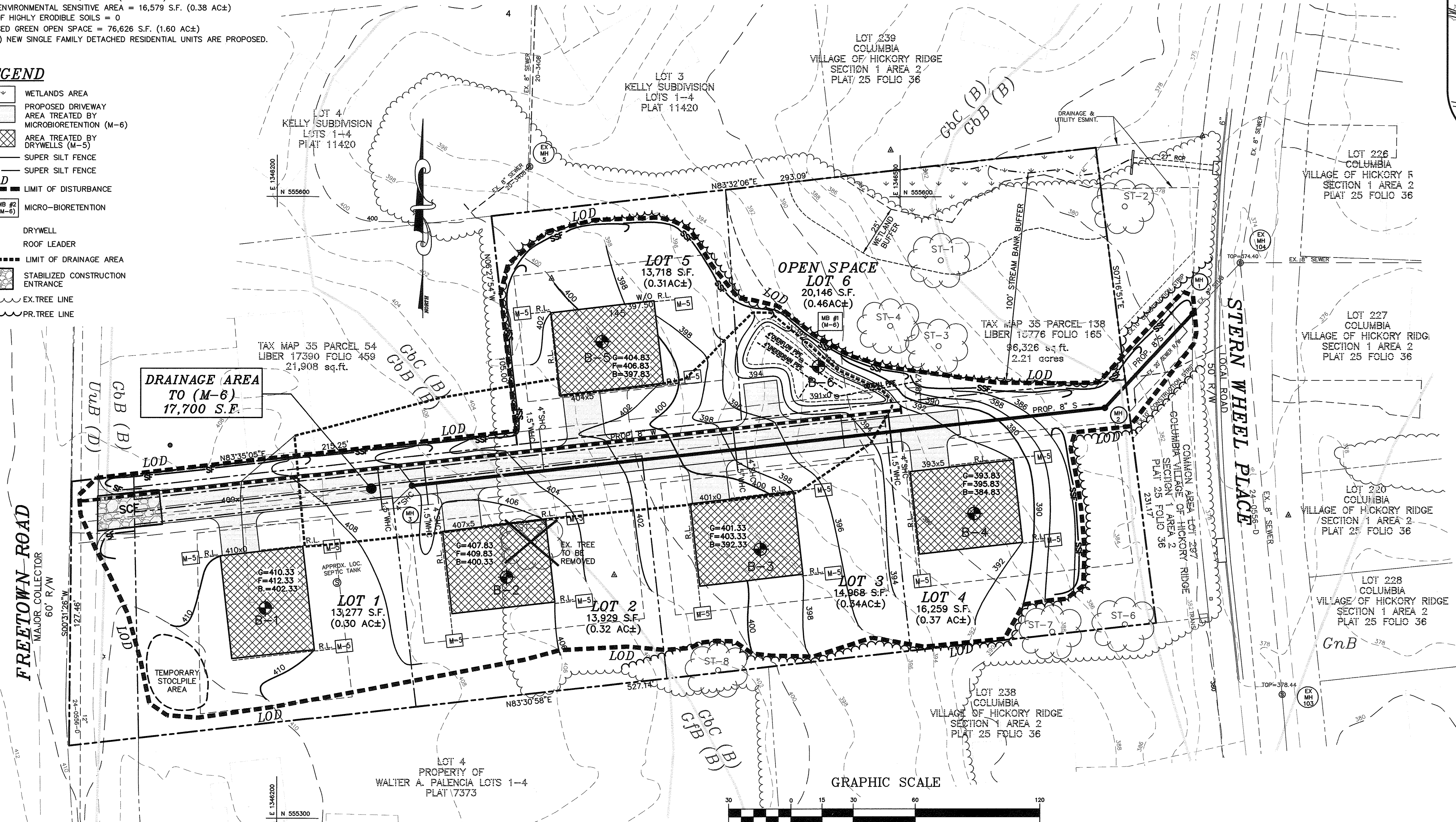
KEY	SPECIES	SIZE (IN DBH)	COMMENTS
SP-1	SILVER MAPLE	31.5"	POOR CONDITION, TRUNK ROT
SP-2	TULIP POPLAR	41"	LOCATED OFFSITE
SP-3	SILVER MAPLE	50.5"	POOR CONDITION, TRUNK DIEBACK
SP-4	SILVER MAPLE	30.5"	FAIR CONDITION
SP-5	SILVER MAPLE	45.5"	FAIR CONDITION, MULTI-STEM (TO BE REMOVED)
SP-6	TULIP POPLAR	43"	
SP-7	TULIP POPLAR	37"	
SP-8	SILVER MAPLE	32"	FAIR CONDITION, LIMITED CROWN

SITE ANALYSIS DATA:

- AREA OF THE SITE = 2.21± AC
- LIMIT OF DISTURBANCE = 67,580 S.F. (1.55 AC±)
- AREA OF ROAD DEDICATION = 4,330 S.F. (0.09 AC±)
- AREA OF WETLANDS AND ITS BUFFERS = 5,961 S.F. (0.14 AC±)
- AREA OF 100 YEAR FLOODPLAIN = 0
- AREA OF STREAM BUFFER = 16,579 S.F. (0.38 AC±)
- AREA OF STEEP SLOPES (25% OR GREATER AT VERTICAL DISTANCE OF 10 FEET OR MORE) = 0
- AREA OF 15%-24.99% SLOPES = 0
- AREA OF SLOPES 20% OR GREATER = 0
- AREA OF EX. FOREST = 52,270 S.F. (1.20 AC ±)
- TOTAL ENVIRONMENTAL SENSITIVE AREA = 16,579 S.F. (0.38 AC±)
- AREA OF HIGHLY ERODIBLE SOILS = 0
- PROPOSED GREEN OPEN SPACE = 76,626 S.F. (1.60 AC±)
- FIVE (5) NEW SINGLE FAMILY DETACHED RESIDENTIAL UNITS ARE PROPOSED.

LEGEND

- WETLANDS AREA
- PROPOSED DRIVEWAY AREA TREATED BY MICROBIORETENTION (M-6)
- AREA TREATED BY DRYWELLS (M-5)
- SF SUPER SILT FENCE
- SSF SUPER SILT FENCE
- LOD LIMIT OF DISTURBANCE
- MB (M-6) MICRO-BIORETENTION
- M-5 DRYWELL
- RL ROOF LEADER
- LIMIT OF DRAINAGE AREA
- SCB STABILIZED CONSTRUCTION ENTRANCE
- EX.TREE LINE
- PR.TREE LINE



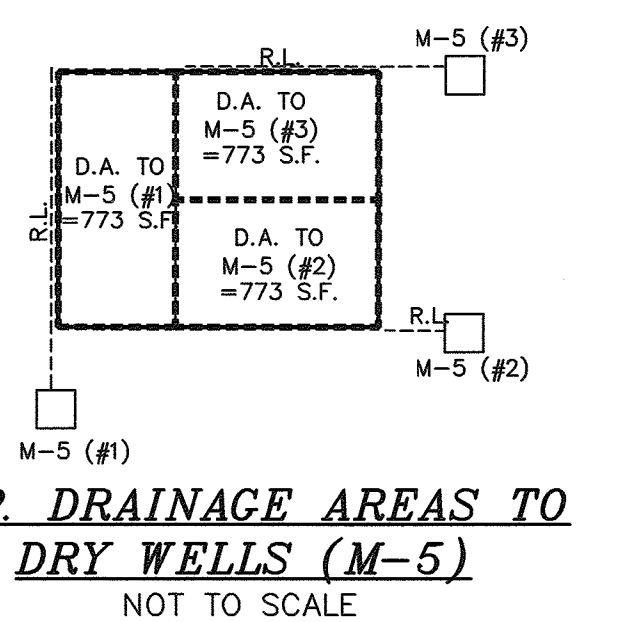
VICINITY MAP
SCALE: 1"=1,000'

GENERAL NOTES:

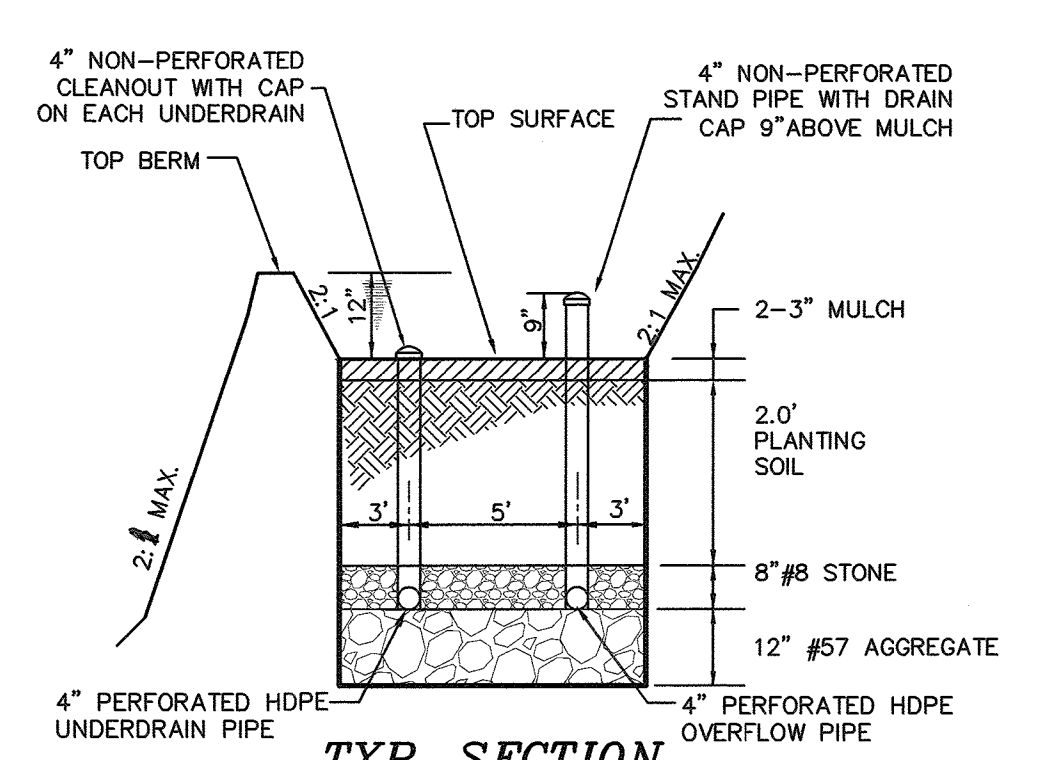
- SUBJECT PROPERTY ZONED "R-12" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:
ADDRESS: 6549 FREETOWN ROAD, COLUMBIA, MD 21044
LOCATION: TAX MAP 35 PARCEL 138 GRID: 24
ELECTION DISTRICT: FIFTH
ZONING: R-12
TOTAL AREA 2.21 AC±
PROPOSED USE: SFD
NUMBER OF PROPOSED LOTS: 6
MINIMUM LOT SIZE: 12,000 S.F.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 351A & 351B
STA. NO. 351A N 555,450.556 E 1,346,039.778 EL. 412.302
STA. NO. 351B N 553,953.538 E 1,346,532.451 EL. 419.530
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 2018 BY MILDENBERG, BOENDER AND ASSOC., INC.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED ON OR ABOUT JULY 2018 BY MILDENBERG, BOENDER AND ASSOC., INC.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 24-0556-D (WATER AND SEWER).
- NO CEMETERIES EXIST ON SITE.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- FOREST STAND AND WETLAND DELINEATION PERFORMED BY ECO-SCIENCE, INC. IN JULY OF 2018.
- A TOTAL OF 8 SPECIMEN TREES EXIST ON-SITE. ONE TREE IS PROPOSED TO BE REMOVED. AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(a)(7) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WILL BE APPLIED FOR TO ALLOW FOR THE REMOVAL OF THE ONE SPECIMEN TREE.
- 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.
- 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.

ESD NARRATIVE

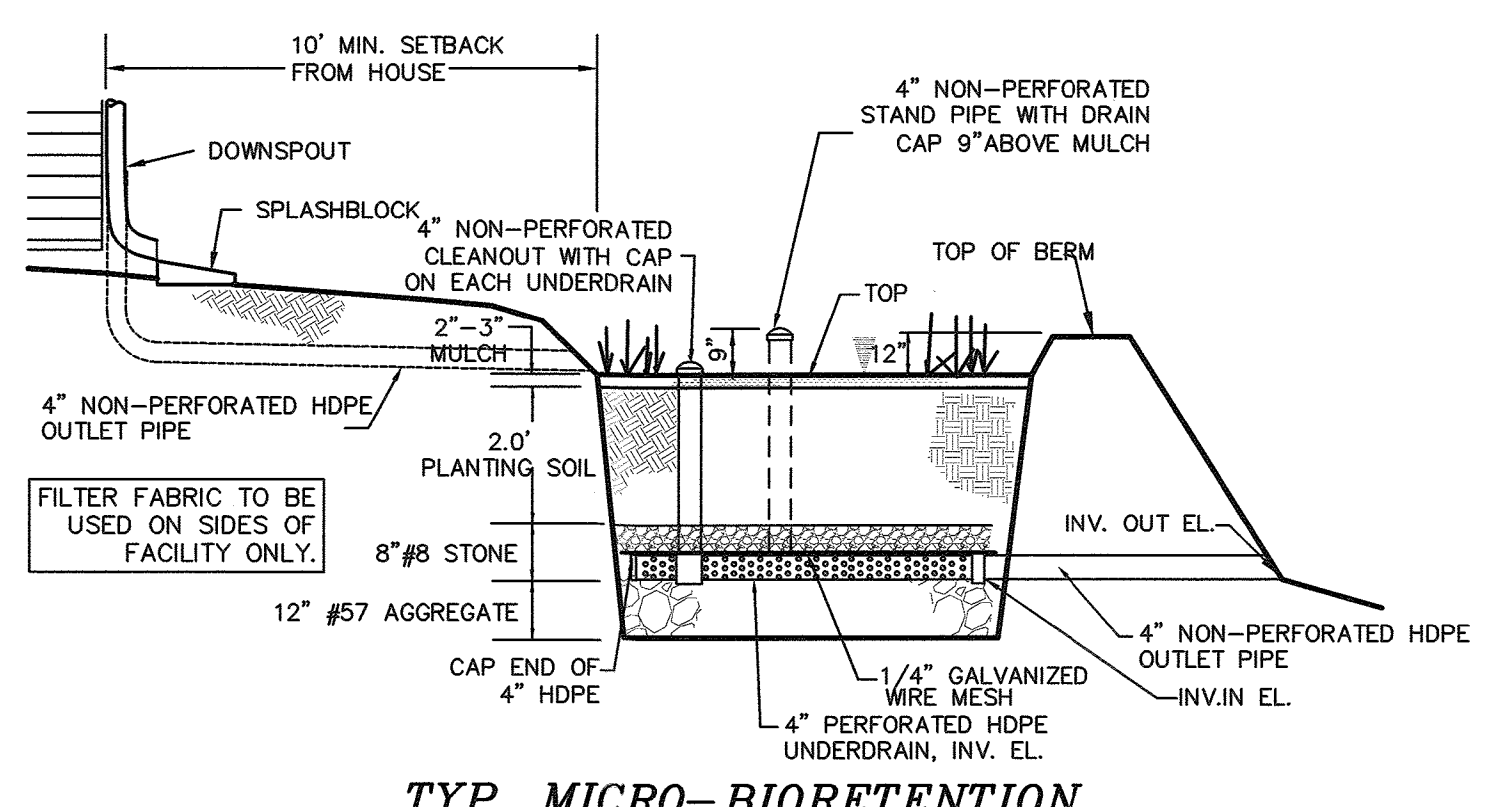
- THE PROPERTY CONTAINS A SMALL AREA OF WETLANDS AND A PERENNIAL STREAM (SEE I) WHICH IS PROTECTED BY 100' STREAM BUFFER, WETLANDS, STREAM AND ITS BUFFER WILL BE LOCATED WITHIN OPEN SPACE LOT 6 WHICH WILL BE DEDICATED TO THE HOA. THERE IS APPROXIMATELY 1.6 ACRES OF FORESTED AREA, APPROXIMATELY 1.0 ACRE OF THE FOREST WILL BE REMOVED. THERE ARE 8 SPECIMEN TREES ON SITE. ONE OF THEM WILL BE REMOVED.
- 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.
- 16' WIDE DRIVEWAY WILL BE USED OR SERVE AS USE-IN-COMMON ACCESS FOR ALL PROPOSED LOTS. MICRO-BIORETENTION FACILITY (M-6), AND DRY WELLS (M-5) WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MD STANDARDS AND SPECIFICATIONS UTILIZING SUPER SILT FENCES. 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 BY UTILIZING SHARED DRIVEWAY AND MINIMIZING EARTH DISTURBANCE.
- IN DESIGNING THIS PROJECT, AND AFTER WE PLAN THE PROJECT TO MINIMIZE IMPERVIOUS AREAS, WE UTILIZED ESD MEASURES IN THE FOLLOWING ORDER OF PREFERENCE:
MICRO-SCALE PRACTICES: (M-6) AND (M-5)



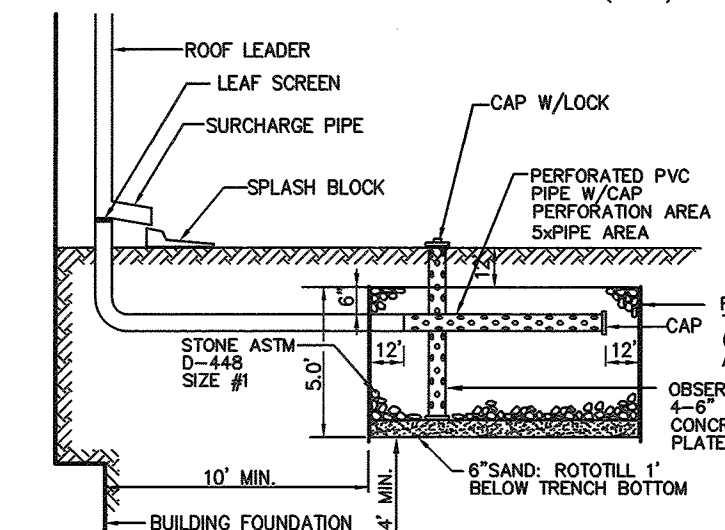
TYP. DRAINAGE AREAS TO DRY WELLS (M-5)
NOT TO SCALE



TYP. SECTION MICRO-BIORETENTION (M-6)
NOT TO SCALE



TYP. MICRO-BIORETENTION (M-6) DETAIL
NOT TO SCALE



DRYWELL TYP. DETAIL

OWNER/DEVELOPER
BURKARD HOMES, LLC
5850 WATERLOO ROAD, SUITE 140
COLUMBIA, MD 21045
(410)375-1052

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chad Chubb 10.10.18
CHIEF, DEVELOPMENT ENGINEERING DIVISION 4 DATE

STATE OF MARYLAND
R. JACOB HIKMAT, P.E.
PROFESSIONAL ENGINEER
NO. 17942
9/20/19

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 9/03/2020.
R. JACOB HIKMAT, P.E. DATE 9/20/19

project	date	SEP 2018	engineering	MM	approval	RJH
18-014	illustration	MM	scale	1"=30'		

description	date	
revisions		

ATHOLTON OVERLOOK
LOTS 1 THRU 5 AND OPEN SPACE LOT 6
TAX MAP: 35, PARCEL: 138
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) 997-0288 Tel. (410) 997-0288 Fax.