

SYMBOL	RATING	NAME	K FACTOR	COMMENTS
GgB	(B)	GLENELG LOAM, 3-8% SLOPES.	.20	
GgC	(B)	GLENELG LOAM, 8-15% SLOPES.	.20	
GmB	(C)	GLENVILLE SILT LOAM, 3-8% SLOPES	.37	HIGHLY ERODIBLE
GmC	(C)	GLENVILLE SILT LOAM, 8-15% SLOPES	.37	HIGHLY ERODIBLE
MdD	(B)	MANOR LOAM, 15-25% SLOPES	.24	
MkF	(B)	MANOR-BRINKLOW COMPLEX, 25-65% SLOPES	.24	

SITE ANALYSIS DATA:

1. AREA OF THE SITE = 16.53 AC ±
2. AREA OF WETLANDS AND ITS BUFFERS = 2.59 AC ±
3. AREA OF FLOODPLAIN = 0.00 AC ±
4. AREA OF EXISTING FOREST = 4.80 AC ±
5. AREA OF STREAM BUFFER = 1.43 AC ±
6. AREA OF SLOPES 15%-24.9% = 2.00 AC ±
7. AREA OF STEEP SLOPES 25% OR GREATER = 0.43 AC ±
8. AREA OF ERODIBLE SOILS = 2.44 AC ±
9. LIMIT OF DISTURBANCE AREA = 4.22 AC ±
10. FOUR NEW SINGLE FAMILY DETACHED DWELLINGS ARE BEING PROPOSED
11. GREEN OPEN AREA (PERVIOUS) = 15.64 AC ±
12. PROPOSED IMPERVIOUS AREA = 0.89 AC ±

LEGEND

- SSP - SUPER SILT FENCE
- SF - SILT FENCE
- LOD - LIMIT OF DISTURBANCE
- DRY-WELL (M-5)
- DRAINAGE AREA
- IMPERVIOUS AREA TREATED BY MICRO-BIORETENTION (M-6)
- IMPERVIOUS AREA TREATED BY DRY WELLS (M-5)
- IMPERVIOUS AREA TREATED BY GRASS SWALE (M-8)
- AREA OF WETLANDS
- AREA OF SLOPES 25% OR GREATER
- AREA OF SLOPES 15%-24.9%
- AREA OF SEPTIC EASEMENT
- 1000 - FLOODPLAIN CROSS SECTION
- 574.77 - FLOODPLAIN ELEVATION
- EXISTING TREELINE
- PROPOSED TREELINE
- WELL AREA
- 100 YR. FLOODPLAIN
- EX. GRAVEL PARKING TO BE REMOVED

SPECIMEN TREE

KEY	SPECIES	SIZE	CRZ	COMMENTS
ST 1	BLACK OAK	32	48	FAIR
ST 2	RED OAK	41.5	62.25	
ST 3	CHESTNUT OAK	32	48	
ST 4	CHESTNUT OAK	37	55.5	
ST 5	CHESTNUT OAK	30	45	
ST 6	SILVER MAPLE	36	54	MULTISTEMMED, POOR CONDITION, NOTABLE ROT
ST 7	SILVER MAPLE	31	46.5	
ST 8	EUROPEAN CHESTNUT	30	45	
ST 9	SILVER MAPLE	42	63	
ST 10	NORWAY MAPLE	35	52.5	FAIR, ROOT IMPACTED BY DRIVEWAY
ST 11	SILVER MAPLE	41.5	62.25	POOR, ROOT ZONE IMPACTED BY BARN
ST 12	SYCAMORE	48	72	
ST 13	OAK	36	54	

ESD NARRATIVE

1. THE AREA OF THIS PROJECT IS APPROXIMATELY 16.53 ACRES. WETLANDS, FOREST, PERENNIAL STREAM, STEEP SLOPES AND 100 YEAR FLOODPLAIN EXIST ON SITE.
2. 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.
3. NON-STRUCTURAL PRACTICES WERE USED TO THE MAXIMUM EXTENT POSSIBLE. NON-ROOFTOP DISCONNECTIONS HAVE BEEN UTILIZED.
4. THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS. SILT FENCES WILL BE UTILIZED. NO CONCENTRATION FLOW IS PROPOSED. NO SEDIMENT TRAPS OR BASINS ARE REQUIRED.
5. TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS.
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. MICRO-BIORETENTION (M-6)
 - B. DRYWELLS (M-5)
 - C. GRASS SWALE (M-8)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT

9/6/19
 DATE

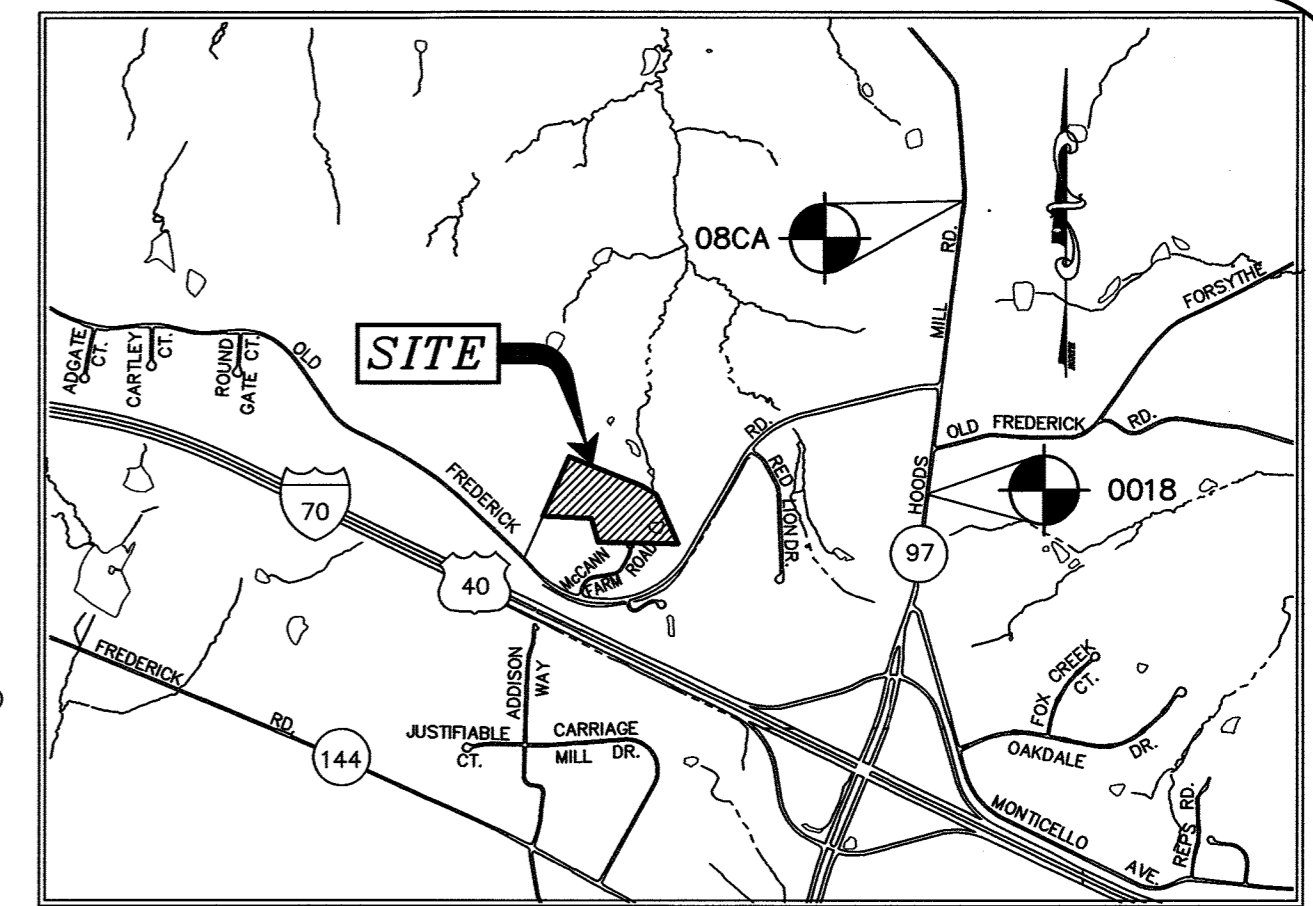
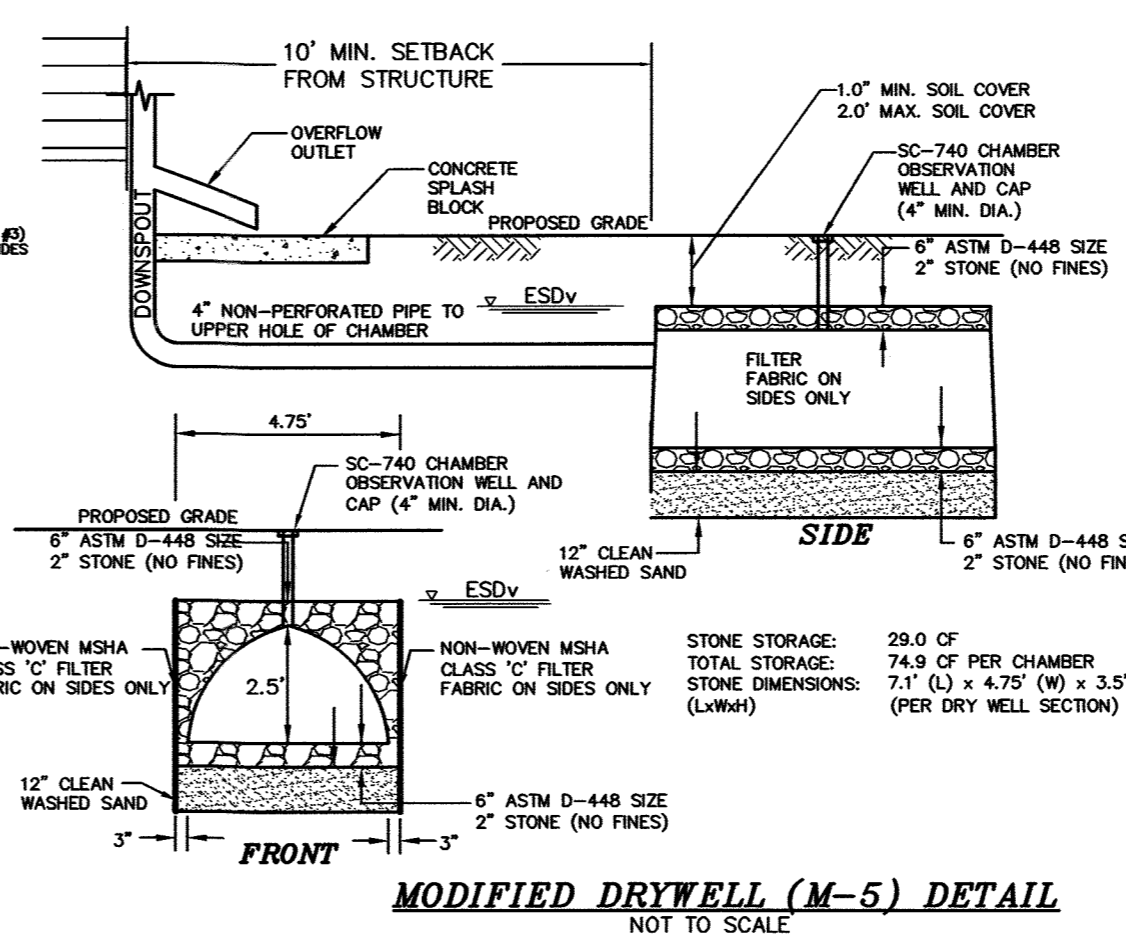
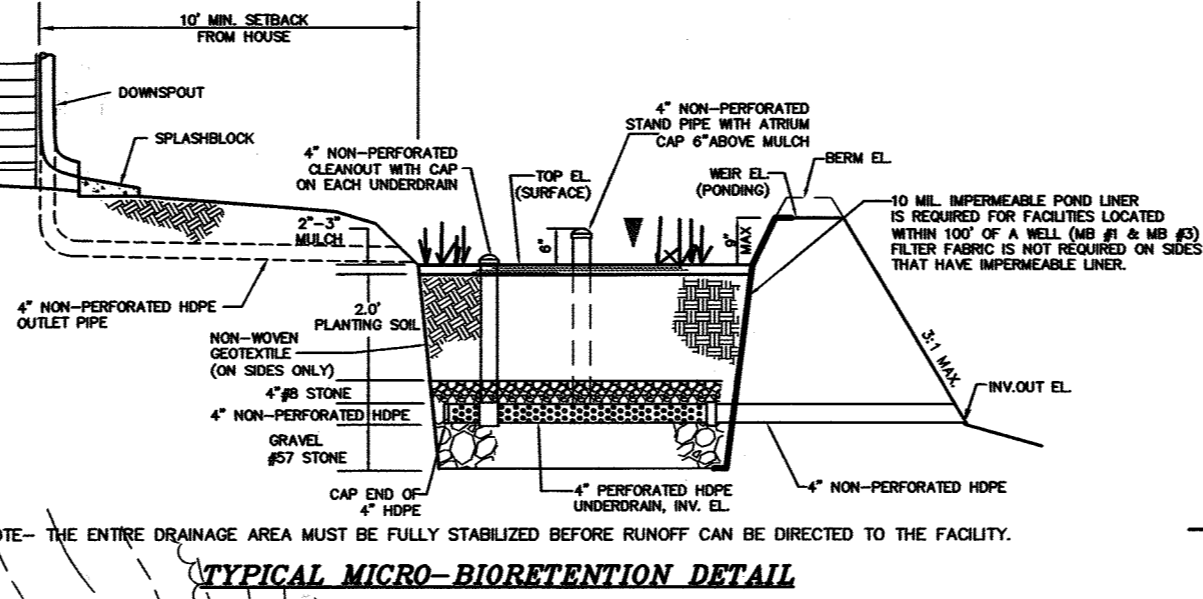
9/5/19
 DATE



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. 26859, EXP DATE 08/08/21

9/4/2019
 DATE

OWNER/DEVELOPER
 NICHOLAS J. LALLY
 14830 OLD FREDERICK ROAD
 WOODBINE, MARYLAND 21797
 410-489-7744



SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESDV	REQUIRED ESDV P ₆	PROVIDED P ₆
LOT 1	M-6 MICRO-BIORETENTION	690 CF	726 CF	1.00*
LOT 2	M-8 GRASS SWALE	579 CF	579 CF	1.00*
LOT 3	M-5 DRYWELLS (4 EACH) M-6 MICRO-BIORETENTION	697 CF	1,031 CF	1.00* 1.48*
LOT 4	M-5 DRYWELLS (2 EACH) M-6 MICRO-BIORETENTION	456 CF	625 CF	1.00* 1.37*
LOT 5	M-5 DRYWELLS (2 EACH) M-6 MICRO-BIORETENTION	456 CF	670 CF	1.00* 1.47*
TOTAL		2,885 CF	3,633 CF	1.00* 1.26*

GENERAL NOTES:

1. SITE ANALYSIS DATA ADDRESS: 14830 OLD FREDERICK ROAD, WOODBINE, MD. 21797 LOCATION: TAX MAP: 8 PARCEL: 27-A AND 27-B GRID: 10 ELECTION DISTRICT: FOURTH ZONING: RC-DEO TOTAL AREA: 16.53 AC ± PROPOSED USE: SFD. TOTAL NUMBER OF LOTS: 5
2. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0018 & 08CA. STA. NO. 0018: N 607,697.308; E 1,308,424.309; ELEV. 626.856 STA. NO. 08CA: N 610,521.236; E 1,308,742.172; ELEV. 625.025
3. PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 2018 BY MILDENBERG, BOENDER & ASSOC., INC.
4. TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS, FIELD VERIFIED ON OR ABOUT JULY 2018 BY MILDENBERG, BOENDER & ASSOC., INC.
5. NO CEMETERIES EXIST ON SITE.
6. WETLAND AND FOREST STAND DELINEATION PERFORMED BY ECO-SCIENCE, INC. IN DECEMBER OF 2018. FOREST CONSERVATION OBLIGATIONS WILL BE ADDRESSED AT FINAL PLAN STAGE.
7. PLOT 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.
8. 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.
9. THERE IS AN EXISTING HOUSE ON LOT 2 TO REMAIN.
10. HOUSE ON LOT 2 IS DESIGNATED AS HISTORIC IN THE HOWARD COUNTY HISTORIC REGISTER, HOCO ID: 170.
11. A TOTAL OF 13 SPECIMEN TREES EXIST ON-SITE. TWO TREES ARE PROPOSED TO BE REMOVED, AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(a)(7) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WILL BE SUBMITTED UNDER A SEPARATE COVER.
12. THE SUBJECT PROPERTY IS LOCATED IN THE COUNTY'S DESIGNATED GROWTH TIER AREA IV IN ACCORDANCE WITH PLAN HOWARD 2030 AND IS SUBJECT TO STATE LAW, SB-236, THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.
13. AN ALTERNATIVE COMPLIANCE REQUEST WILL BE SUBMITTED UNDER A SEPARATE COVER TO SECTION 16.1205(b)(4)(iii)(b) TO ALLOW ENVIRONMENTAL FEATURES ON THE LOTS LESS THAN 10 ACRES IN SIZE.
14. PROPOSED SUBDIVISION WILL BE SUBMITTED AS TWO (2) SEPARATE SUBDIVISIONS FOR PARCELS 27-A AND 27-B.

date	SEP. 2019	approval	SA
project	18-016	illustration	SA
engineering		scale	1"=50'
		description	REVISORS

date		approval	SA
project	18-016	illustration	SA
engineering		scale	1"=50'
		description	REVISORS

LALLY PROPERTY
 LOTS 1 THRU 5
 TAX MAP: 8, BLOCK: 10, PARCEL 27-A AND 27-B
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ENVIRONMENTAL CONCEPT PLAN

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