

SOIL DESCRIPTION:

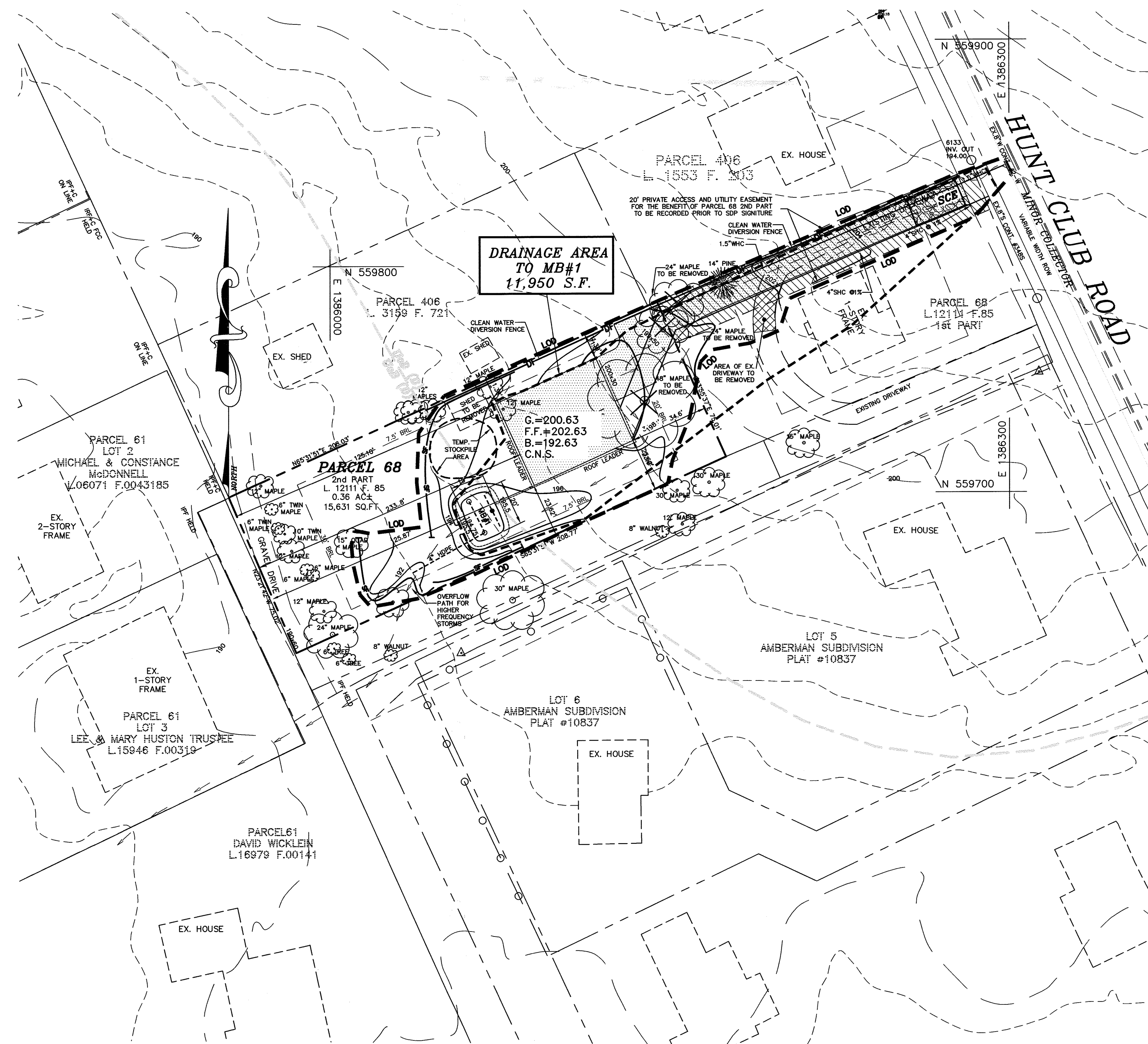
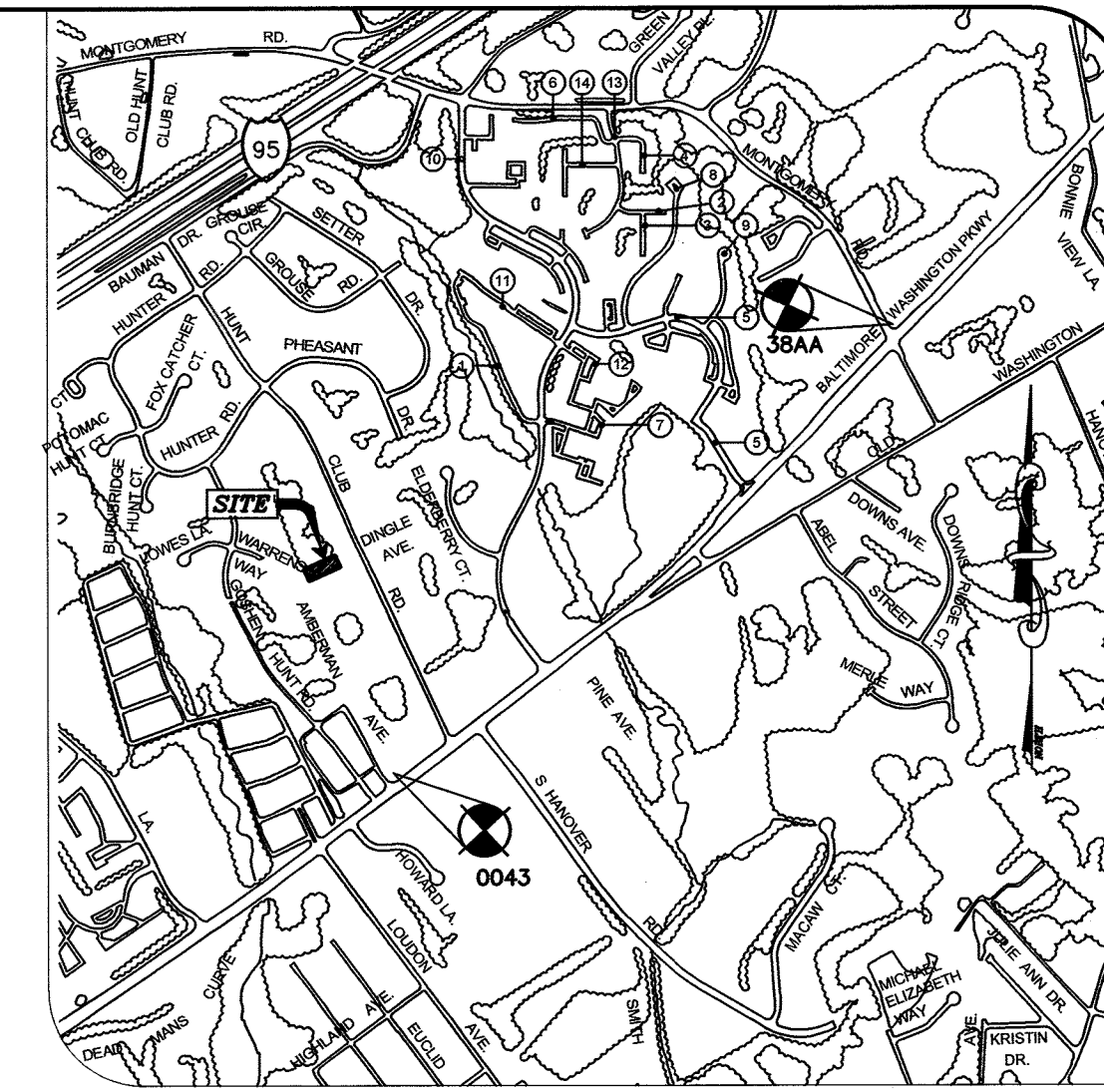
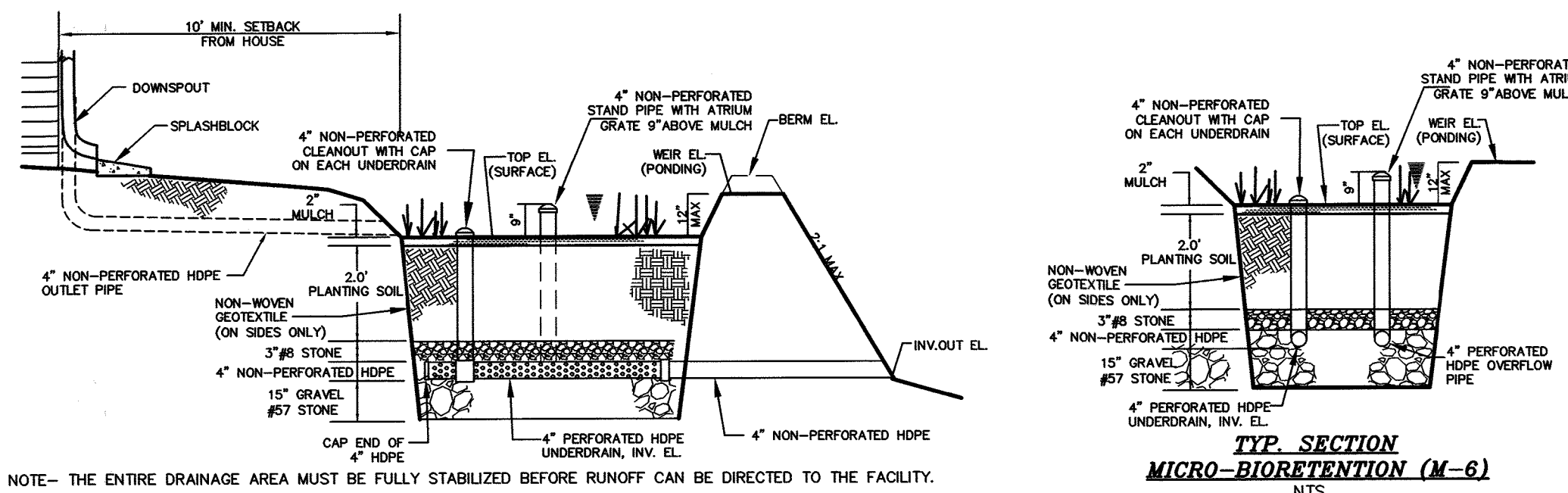
SYMBOL	RATING	NAME	AREA	K FACTOR	MAP NO.	COMMENTS
UcD	(D)	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 5 TO 15 PERCENT SLOPES	0.18 AC±	.24	46	HIGHLY ERODIBLE
UcB	(D)	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0 TO 5 PERCENT SLOPES	0.18 AC±	.37	46	

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv	REQUIRED Pe	PROVIDED Pe	REQUIRED Rev	PROVIDED Rev
PARCEL 68 2ND PART AND ITS DRIVEWAY	MICROBIO RETENTION M-6	463 C.F.	500 C.F.	1.2"	1.3"	27 C.F.	140 C.F.

LEGEND

- CLEAN WATER DIVERSION FENCE
- SILT FENCE
- LIMIT OF DISTURBANCE
- DRAINAGE AREA
- IMPERVIOUS AREA TREATED BY MICRO-BIORETENTION (M-6)
- EX. TREE TO BE REMOVED
- STABILIZED CONSTRUCTION ENTRANCE
- AREA OF EX. DRIVEWAY TO BE REMOVED
- 20' PRIVATE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 68 2ND PART



GENERAL NOTES:

- SITE ANALYSIS DATA:
ADDRESS: 6058 HUNT CLUB RD ELKRDGE MD 21075-5516
LOCATION: TAX MAP: 38 - PARCEL: 68 PART 2 - GRID 007
ZONING: R-12
ELECTION DISTRICT: FIRST
DEED REFERENCE: L. 12111 F. 85
AREA OF TRACT: 0.36 AC±
PROPOSED USE: SFD
TOTAL NUMBER OF EXISTING PARCELS 1
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO: 46FA & 47DB.
STA. No. 38AA N 561,158.815 EL. 220.036
E 1,389,726.426
STA. No. 0043 N 558,479.001 EL. 189.491
E 1,386,642.122
- TOPOGRAPHIC INFORMATION IS BASED ON HOWARD COUNTY ARIEL TOPOGRAPHY
- BOUNDARY INFORMATION IS BASED ON FIELD RUN MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOC., INC. DATED APRIL 2019.
- PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION SEC. 16.1202(B)(1)(i):
EXEMPTIONS TO REQUIREMENT FOR FOREST CONSERVATION PLANS:
(i) EXEMPTIONS NOT REQUIRING A DECLARATION OF INTENT: THE FOLLOWING DEVELOPMENT IS EXEMPT FROM THE REQUIREMENT OF THIS SUBTITLE:
(i) A SUBDIVISION, SITE DEVELOPMENT OR GRADING PERMIT FOR DEVELOPMENT ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET;
(ii) NO STREAM, WETLANDS OR FLOODPLAIN EXIST ON SITE
- APFO ROAD TEST IS NOT REQUIRED FOR THIS SUBDIVISION. THE HOWARD COUNTY ADEQUATE PUBLIC FACILITIES TRAFFIC REQUIREMENTS DO NOT REQUIRE A TRAFFIC IMPACT ANALYSIS FOR DEVELOPMENT GENERATING FEWER THAN 5 PEAK HOUR TRIPS.
- 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.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. EXTENSION OF SEWER CONT. #3485 WATER 2-W AND WILL BE PROVIDED.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.

ESD NARRATIVE

- THE PROPERTY DOES NOT CONTAIN ANY ENVIRONMENTAL FEATURES. THE SITE SLOPES FROM EAST TO WEST.
- 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.
- 12' WIDE DRIVEWAY THROUGH THE FRONT PARCEL WILL BE USED TO PROVIDE ACCESS TO THE BACK PARCEL. MICRO-BIORETENTION FACILITY (M-6) 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, IT WAS PLANNED TO MINIMIZE IMPERVIOUS AREAS, AND UTILIZE ESD MEASURES.

SITE ANALYSIS DATA:

- AREA OF THE SITE = 0.36 AC ±
- AREA OF WETLANDS AND ITS BUFFERS = 0.00 AC ±
- AREA OF FLOODPLAIN = 0.00 AC ±
- AREA OF EXISTING FOREST = 0.00 AC ±
- AREA OF STREAM BUFFER = 0.00 AC ±
- AREA OF STEEP SLOPES 15% OR GREATER = 0.00 AC±
- AREA OF STEEP SLOPES 25% OR GREATER = 0.00 AC±
- NET BUILDABLE AREA = 0.36 AC±
- LIMIT OF DISTURBANCE AREA = 0.30 AC ±
- GREEN OPEN AREA (PERVIOUS) = 0.12 AC±
- PROPOSED IMPERVIOUS AREA (INCLUDING OFFSITE DRIVEWAY) = 0.12 AC±
- AREA OF ERODIBLE SOILS = 1.18 AC±

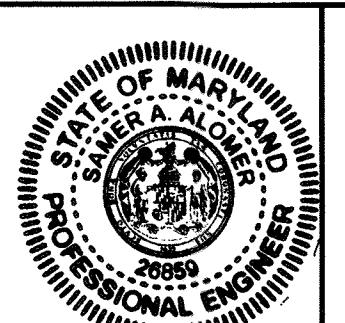
DEVELOPER

PAUL NALLEY SR.
580 EASON DRIVE
SEVERN, MD 21114
443-306-3371

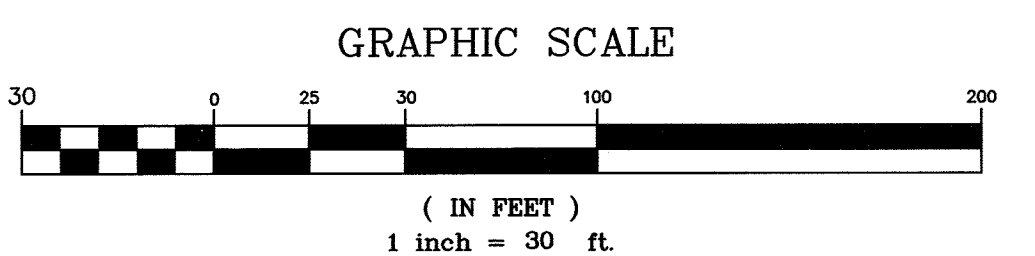
APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 9-20-19

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 8-27-19



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. 26859, EXP DATE 08/0/21
DATE: 8-21-2019
SAMER A. ALOMER P.E.



date	AUG. 2019	engineering	SA	approval	RH
project	19-004	illustration	SA	scale	1"=50'

date		description	revisions
no.			

HUNT CLUB ROAD PROPERTY
TAX MAP: 38 - PARCELS: 68 PART 2 GRID 007
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0236 Tel. (410) 997-0298 Fax.