

SOIL DESCRIPTION:

SYMBOL	RATING	NAME	K FACTOR	MAP NO.	COMMENTS
Rsd	(C)	RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES	0.43	43	
Ucd	(D)	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 5 TO 15 PERCENT SLOPES		43	

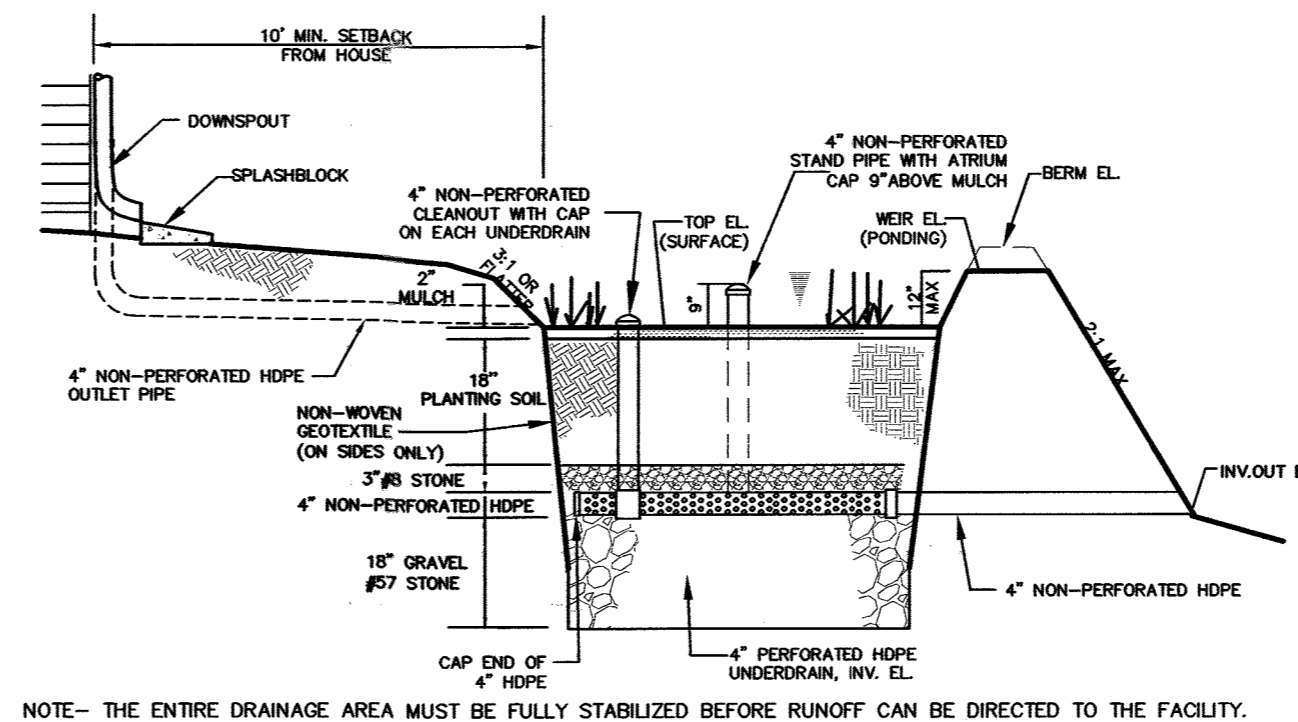
LEGEND

- SF — SILT FENCE
- LOD — LIMIT OF DISTURBANCE = PROPOSED TREE LINE (FOR CLARITY NOT SHOWN)
- DRAINAGE AREA
- IMPERVIOUS AREA TREATED BY MICRO-BIOTENTION (M-6)
- EXISTING TREELINE
- PROPOSED TREELINE

SWM PRACTICES SCHEDULE

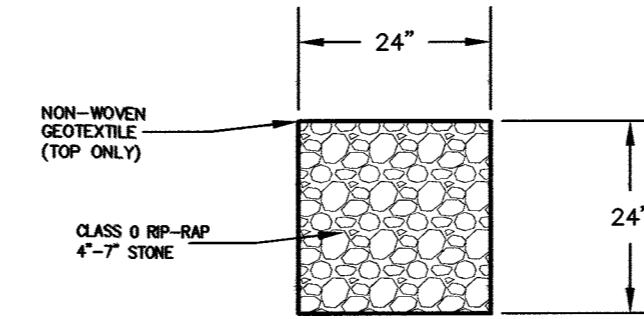
AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv	REQUIRED Pe	PROVIDED Pe	REQUIRED Rev	PROVIDED Rev
LOT 1	M-6, MICRO-BIOTENTION	272 C.F.	342 C.F.	1.2"	1.5"	8.85 C.F.	220 C.F.

NOTE: ALL ROOF LEADERS TO BE DIRECTED TOWARDS THE MICRO-BIOTENTION FACILITY.

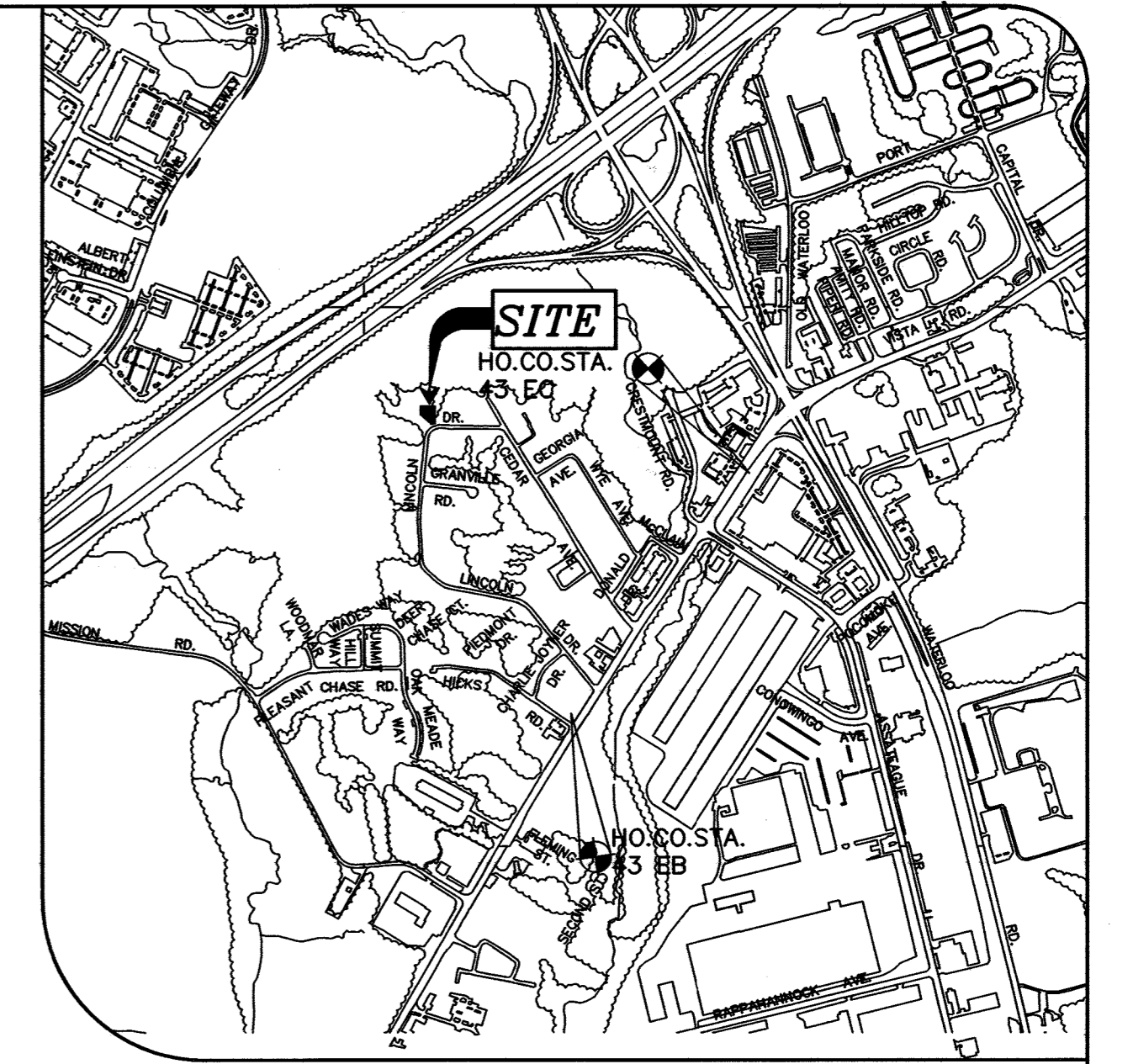


NOTE - THE ENTIRE DRAINAGE AREA MUST BE FULLY STABILIZED BEFORE RUNOFF CAN BE DIRECTED TO THE FACILITY.

TYPICAL MICRO-BIOTENTION PROFILE
NTS



TRENCH SECTION NEXT TO DRIVEWAY
NTS



VICINITY MAP
SCALE: 1"=1000'
ADC MAP 34, GRID C-7

GENERAL NOTES:

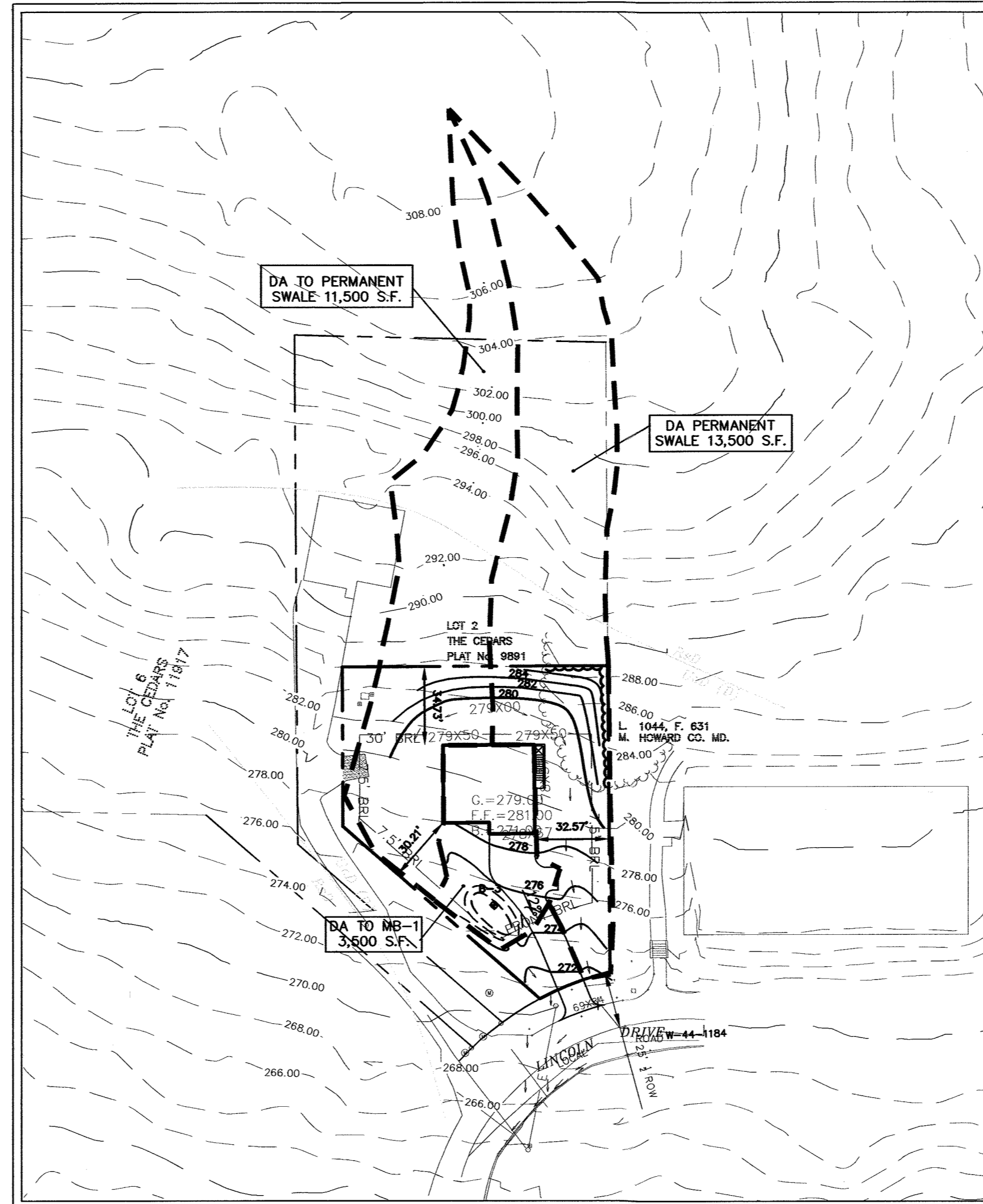
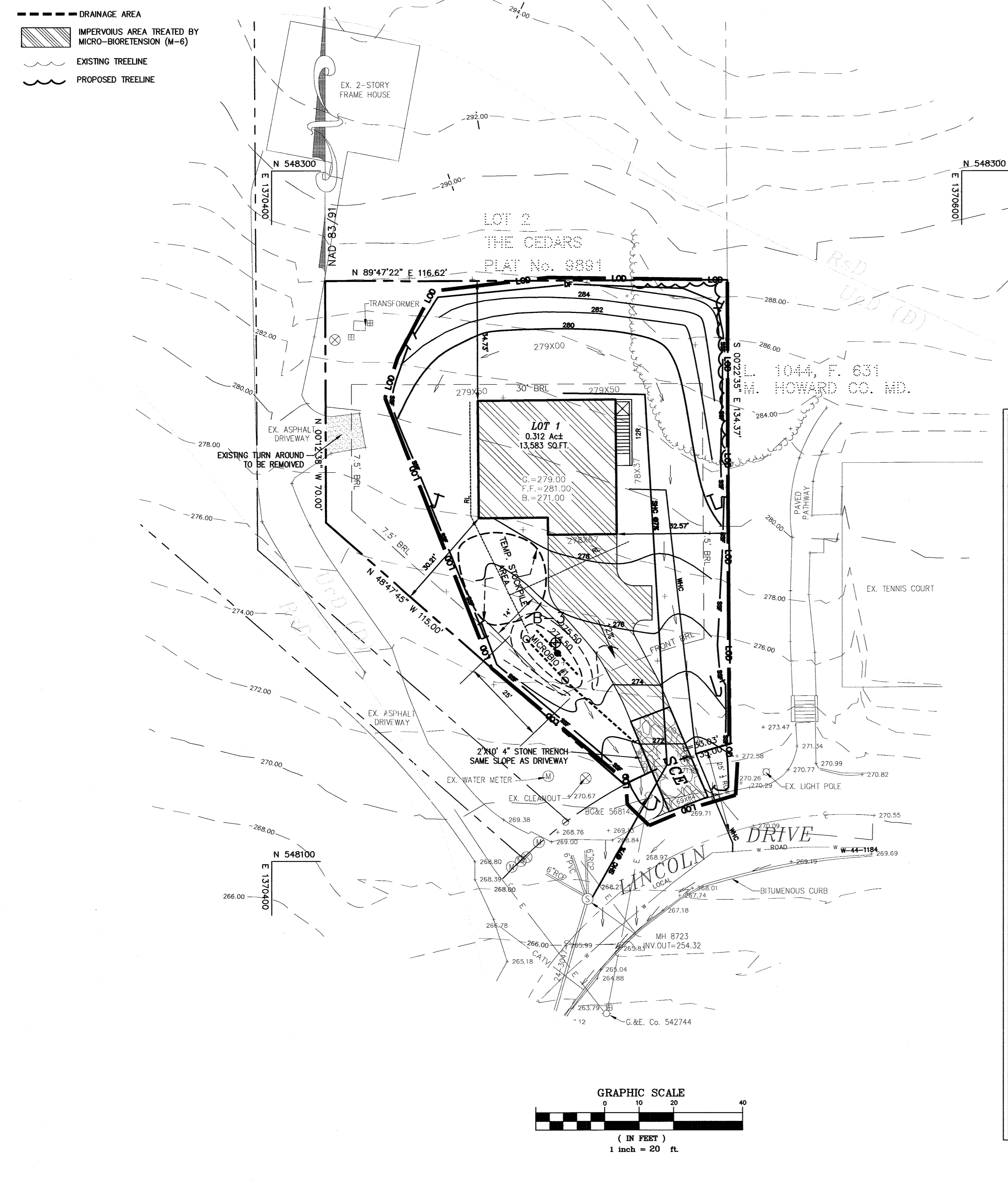
- SITE ANALYSIS DATA:
ADDRESS: 8353 N LINCOLN DR JESSUP 20794-0000
LOCATION: TAX MAP: 43 - PARCEL: 450 - GRID 08
ZONING: R-SC
ELECTION DISTRICT: SIXTH
DEED REFERENCE: 18376/00300 (PLAT NO. 9891)
AREA OF TRACT: 0.312 ACRES
PROPOSED USE: SFD
TOTAL NUMBER OF LOTS: 1
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL
STATIONS NO: 46FA & 47DB
STA. No. 43EC N 547,821.247 E 1,372,882.507 EL. 219.698
STA. No. 43EB N 545,963.613 E 1,371,573.894 EL. 216.312
- TOPOGRAPHIC INFORMATION IS BASED ON AERIAL TOPOGRAPHIC SURVEY BY NJR AND ASSOCIATES IN OCTOBER 2018
- BOUNDARY INFORMATION IS BASED ON FIELD RUN MONUMENTED SURVEY BY NJR AND ASSOCIATES IN OCTOBER 2018
- FOREST STAND DELINEATION AND WETLAND DELINEATION STUDY BY MILDENBERG BOENDER & ASSOC. IN AUGUST 2019
- 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. WATER CONTRACT (W-44-1184) AND SEWER CONTRACT (24-3047-D).
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION SEC. 16.1202(B)(1)(i):
EXEMPTIONS TO REQUIREMENT FOR FOREST CONSERVATION PLANS:
(1) 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;

SITE ANALYSIS DATA:

- AREA OF THE SITE = 0.312 AC ±
- AREA OF WETLANDS AND ITS BUFFERS = 0.00 AC ±
- AREA OF FLOODPLAIN = 0.00 AC ±
- AREA OF EXISTING FOREST = 2,500 SQ.FT.
- 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 = 0.312 AC ±
- AREA OF ERODABLE SOILS = 0.00 AC ±
- LIMIT OF DISTURBANCE AREA = 0.27 AC ±
- GREEN OPEN AREA (PERVIOUS) = 0.25 AC ±
- PROPOSED IMPERVIOUS AREA = 0.06 AC ±

ESD NARRATIVE

- THE PROPERTY DOES NOT CONTAIN ANY ENVIRONMENTAL FEATURES. THE SITE SLOPES FROM NORTH TO SOUTH.
- 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 HOUSE. MICRO-BIOTENTION 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 MDE STANDARDS AND SPECIFICATIONS UTILIZING SUPER SILT FENCES. NO SEDIMENT TRAPS OR BASINS ARE REQUIRED.
- TABLE S.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BY MINIMIZING EARTH DISTURBANCE.
- IN DESIGNING THIS PROJECT, IT WAS PLANNED TO MINIMIZE IMPERVIOUS AREAS, AND UTILIZE ESD MEASURES.

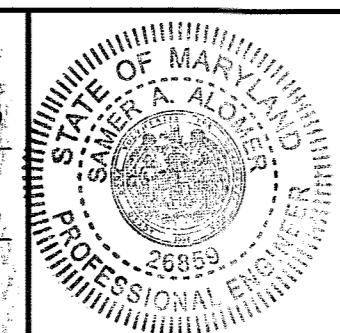


DRAINAGE AREA MAP
SCALE: 1"=50'

DEVELOPER
JAMIE A. RODRIGUEZ
4224 NICHOLSON ST.
HYATTSVILLE, MD 20781
(301) 523-7218

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 12-16-19
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 12-11-19
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT



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

SAMER A. ALOMER P.E. 12/4/2019
DATE

date	DEC. 2019	engineering	SAA	approval	RJH
project	19-011	illustration	SAA	scale	

date		description	revisions
no.			

THE CEDARS LOT 1

TAX MAP: 43 - PARCEL: 450 - GRID B
HOWARD COUNTY, MARYLAND
SIXTH ELECTION DISTRICT
ENVIRONMENTAL CONCEPT PLAN

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