

SOIL DESCRIPTION:

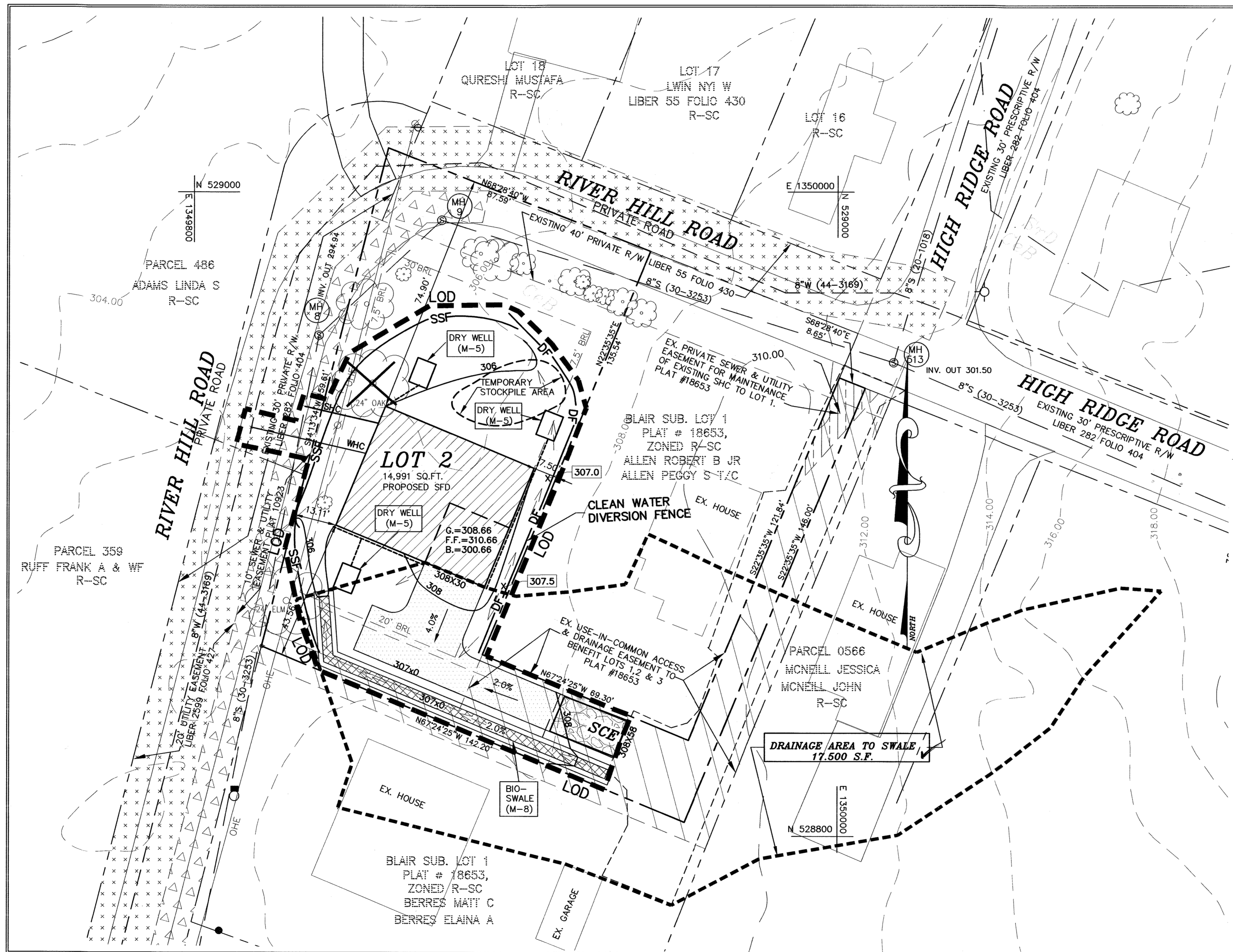
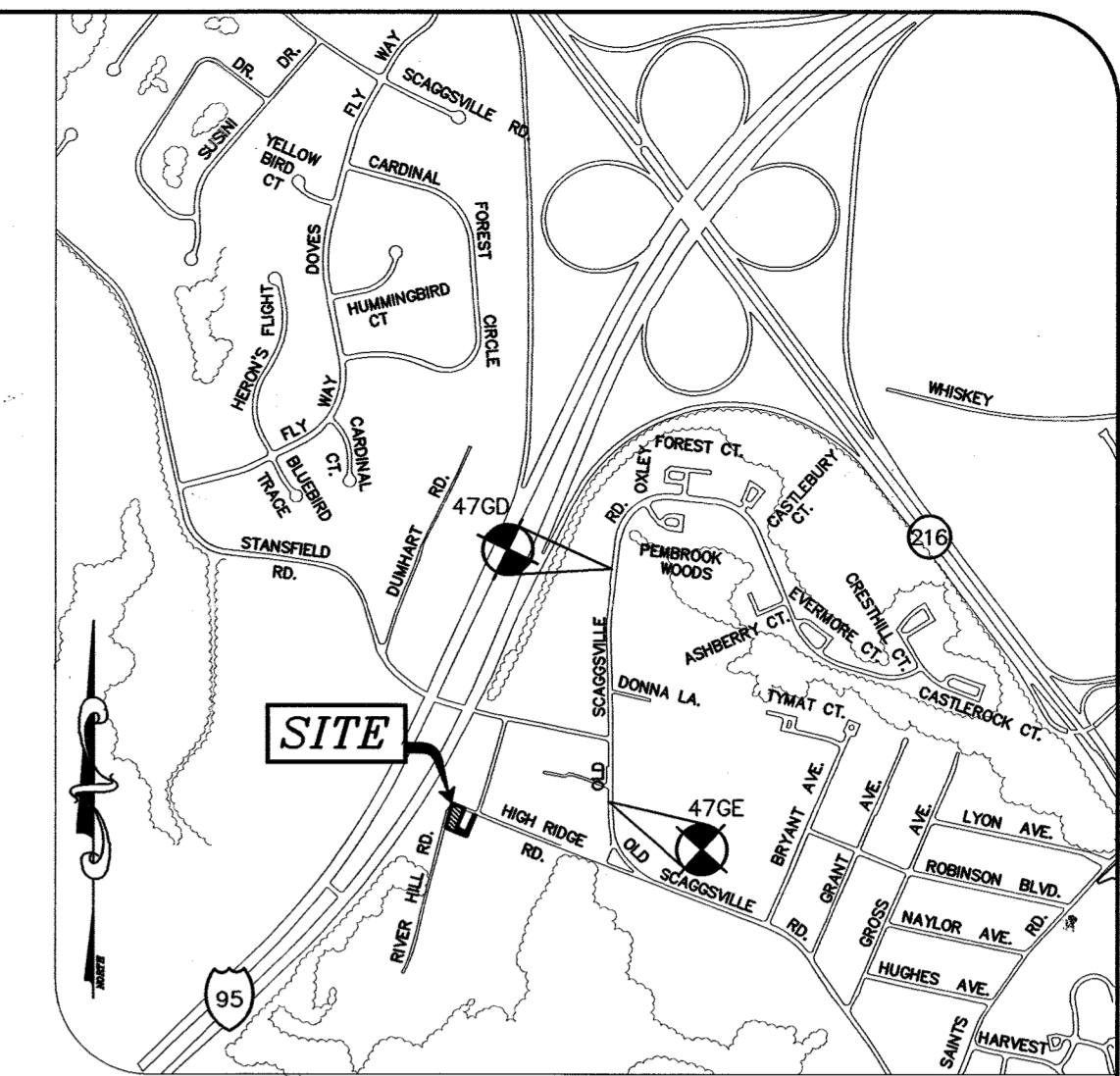
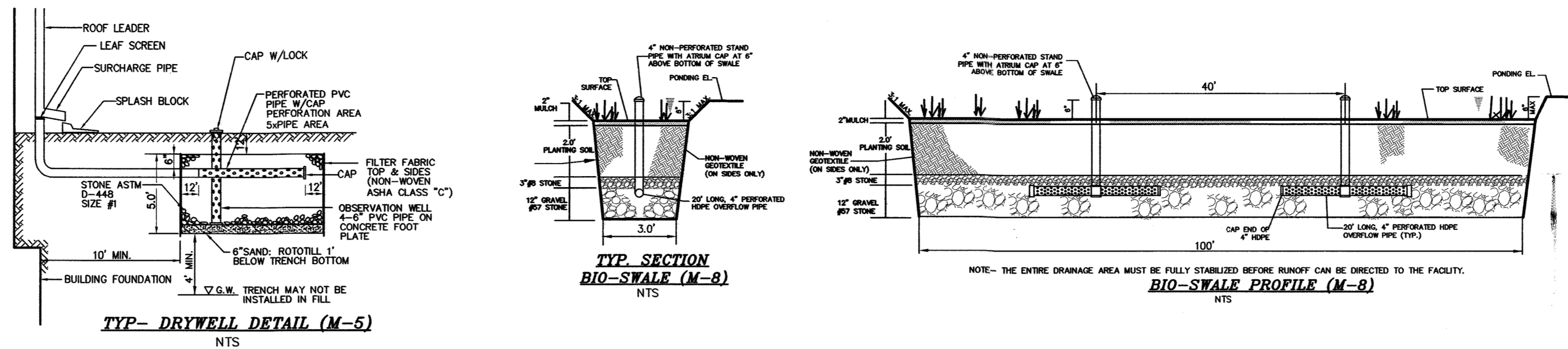
SYMBOL	RATING	NAME	AREA	K FACTOR	MAP NO.	COMMENTS
C&B	(B)	CHILLUM LOAM, 2 TO 5 PERCENT SLOPES	0.344 AC±	.32	28	

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv	REQUIRED Pe	PROVIDED Pe
LOT 2	DRYWELLS M-5 BIO-SWALE M-8	543 C.F.	636 C.F.	1.6"	1.9"

LEGEND

- DF — CLEAN WATER DIVERSION FENCE
- SF — SILT FENCE
- LOD — LIMIT OF DISTURBANCE
- DRAINAGE AREA
- IMPERVIOUS AREA TREATED BY BIO-SWALE (M-8)
- IMPERVIOUS AREA TREATED BY DRYWELL (M-5)
- GRASS SWALE (M-8)
- EX. TREE TO BE REMOVED
- SCF — STABILIZED CONSTRUCTION ENTRANCE
- EX. PRIVATE ROW
- 10' SEWER & UTILITY EASEMENT
- 20' UTILITY EASEMENT
- EX. USE-IN-COMMON ACCESS & DRAINAGE EASEMENT TO BENEFIT LOTS 1, 2 & 3
- EX. PRIVATE SEWER & UTILITY EASEMENT FOR MAINTENANCE OF EXISTING SHC TO LOT 1.



GENERAL NOTES:

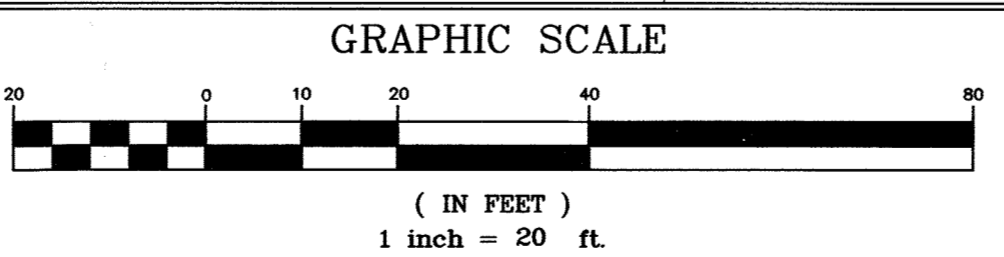
- SITE ANALYSIS DATA:
ADDRESS: 10165-B HIGH RIDGE RD LAUREL 20723-0000
LOCATION : TAX MAP: 47 - PARCEL : 565 LOT 2 - GRID 19
ZONING : R-SC
ELECTION DISTRICT : SIXTH
DEED REFERENCE : 10489 F. 00091
AREA OF TRACT : 0.344 AC±
PROPOSED USE: SFD.
TOTAL NUMBER OF EXISTING LOTS 1
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO :
STA. No. 47GE N 529,044.936 E 1,350,855.028 EL. 335.744
STA. No. 47GD N 530,494.421 E 1,350,872.374 EL. 312.276
- TOPOGRAPHIC INFORMATION IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FIELD VERIFIED BY MILDENBERG BOENDER & ASSOC. ON JULY 2019.
- BOUNDARY INFORMATION IS BASED ON FIELD RUN MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOC., INC. DATED JULY 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: (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;
- NO STREAM, WETLANDS OR FLOODPLAIN EXIST ON-SITE PLAT # 18653
- APFO ROAD TEST IS NOT REQUIRED FOR THIS DEVELOPMENT
- 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. SEWER CONT. 30-3253 WATER 44-3169
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- LANDSCAPING WILL BE ADDRESSED UNDER SDP STAGE.

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 WILL BE USED TO PROVIDE ACCESS TO THE HOUSE. DRYWELLS M-5 WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE HOUSE. A SWALE M-8 RUNNING ALONGSIDE THE DRIVEWAY WILL BE USED TO TREAT THE DRIVEWAY.
- 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 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.

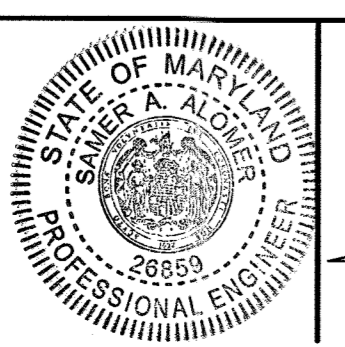
SITE ANALYSIS DATA:

- AREA OF THE SITE = 0.344 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 = 0.344 AC±
- LIMIT OF DISTURBANCE AREA = 0.30 AC ±
- GREEN OPEN AREA (PERVIOUS) = 0.12 AC±
- PROPOSED IMPERVIOUS AREA = 0.12 AC±



DEVELOPER/OWNER
JP & SB ENTERPRISES LLC
4028 PETERSVILLE RD
KNOXVILLE, MD 21759
301-674-6730

APPROVED: DEPARTMENT OF PLANNING AND ZONING
12.16.19 DATE
12-11-19 DATE
S.A. ALOMER, P.E. DATE: 12.03.2019



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

MILDENBERG, BOENDER & ASSOC., INC.
Planners Surveyors
Engineers
7850-B Crace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0298 Fax

BLAIR PROPERTY LOT 2
TAX MAP: 47 - PARCELS : 565 LOT 2 GRID 19
HOWARD COUNTY, MARYLAND
6TH ELECTION DISTRICT
ENVIRONMENTAL CONCEPT PLAN

date: DEC. 2019
project: 19-007
illustration: SAA
scale: 1"=20'
description: REVISIONS
no.: 1 OF 1