

VICINITY MAP
SCALE: 1" = 2,000'

BENCHMARKS

46AA	ELEV. 441.020	N = 540,296.393	E = 1,355,029.385
46BF	ELEV. = 446.601	N = 538,448.152	E = 1,340,010.482

ADC MAP: 39 GRID: A2
LEGEND

- 400 --- EXISTING CONTOUR
- - - 400 - - - PROPOSED CONTOUR
- EX 8'S --- EXISTING TREE LINE
- EX 8'W --- EXISTING WATERLINE
- EX 5'D --- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN ---
- STRUCTURE NUMBER ---
- PROPOSED WATER HOUSE CONNECTION ---
- PROPOSED WATER METER ---
- WATER LINE PUBLIC ---
- PUBLIC WATER EASEMENT ---
- SEWER LINE (PUBLIC) ---
- PROPOSED SEWER HOUSE CONNECTION ---
- SEWER LINE (PRIVATE) ---
- PROPOSED CURB AND GUTTER ---
- EXISTING CURB AND GUTTER ---
- EXISTING EDGE OF PAVEMENT ---
- EXISTING TREES ---
- PROPOSED BUILDING ---
- PROPOSED DRIVEWAY ---
- PROPOSED CONCRETE SIDEWALK ---
- PROPOSED RETAINING WALL ---
- SETBACK LINE ---
- FOREST CONSERVATION EASEMENT ---
- FLUSH CURB ---
- PROPOSED REINFORCED TURF ---
- EXISTING BUILDING ---
- T.B.R. --- TO BE REMOVED
- LIMIT OF DISTURBANCE ---
- SOIL BOUNDARY ---
- SOIL TYPE ---
- EXISTING OVERHEAD WIRES ---
- EXISTING UTILITY POLES ---
- ESD DRAINAGE DIVIDE ---
- DRY WELL (M-5) (9'x11'x5') ---
- 'B' TYPE SOILS ---
- 'C' TYPE SOILS ---
- 'D' TYPE SOILS ---

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Division of Land Development Date: 4/1/24

Chief, Development Engineering Division Date: 4/21/24

GENERAL NOTES

- APPLICABLE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: ZB-1122H
- SITE ANALYSIS:
 - TOTAL AREA OF SITE: 0.70 ± ACRES
 - % IMPERVIOUS: 52.3%
 - METLANDS AND THEIR BUFFER: 0.0 ± ACRES
 - FLOODPLAINS AND THEIR BUFFER: 0.0 ± ACRES
 - FORESTS: 0.0 ± ACRES
 - STEEP SLOPES 15% AND GREATER: 0.2 ± ACRES
 - POSSIBLE SOILS PROJECT AREA: 0.2 ± ACRES
 - TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 10.0 ± ACRES
 - PROPOSED SITE USES: RESIDENTIAL
 - GREEN OPEN AREA: 4.18 ± ACRES
 - PROPOSED IMPERVIOUS AREA: 4.54 ± ACRES

STORMWATER MANAGEMENT REQUIREMENT

DEVELOPMENT AREA: 0.70 Ac.
% IMPERVIOUS: 52.3%
TARGET P_e: 1.8"
REQUIRED ESDV: $A \times R_v \times P_e / 12 = (0.70 \times 43,560 \times 0.521 \times 1.8) / 12 = 24,872 \text{ cf}$

STORMWATER MANAGEMENT RECHARGE

DEVELOPMENT AREA: 0.70 Ac.
% IMPERVIOUS: 52.3%
RECHARGE FACTOR: 0.26
REQUIRED RECHARGE: $S \times R_v \times A / 12 = (0.260 \times 0.521 \times 0.70 \times 43,560) / 12 = 4,315 \text{ cf}$

PROVIDED RECHARGE BY DRY WELLS: 4,870 cf

STORMWATER MANAGEMENT PROVIDED BY DEVICE

DRY WELLS (25) (M-5): 4,870 CU-FT
MICRO-BIORETENTION (6) (M-6): 11,760 CU-FT
BIORETENTION (3) (F-6): 12,320 CU-FT
FILTRERRA (1) (M-6): 999 CU-FT

TOTAL: 21,949 CU-FT

ESD SUMMARY TABLE

AREA NO.	AREA (SF)	IMPERVIOUS	ESDV (CF)	P _e PROVIDED
MBR 1	20,748	66%	2,860	2.57
MBR 2	20,900	71%	1,573	1.31
MBR 3	10,594	56%	1,280	2.60
BR 4	62,499	70%	6,647	1.87
DA 5	13,554	91%	399	1.00
MBR 6	21,609	48%	2,350	2.60
BR 7	34,520	64%	2,327	1.30
MBR 8	25,635	44%	1,627	1.72
BR 9	32,968	66%	3,347	1.89
MBR 10	19,820	50%	2,160	2.60
DA 11	4,111	100%	712	2.19
DA 12	7,079	100%	1,188	2.12
DA 13	7,079	100%	1,188	2.12
DA 14	7,079	100%	1,188	2.12
DA 15	3,539	100%	594	2.12
TOTAL	292,034	67%	29,949	1.89

REQUIRED ESDV: 29,872 cf PROVIDED ESDV: 29,949 cf

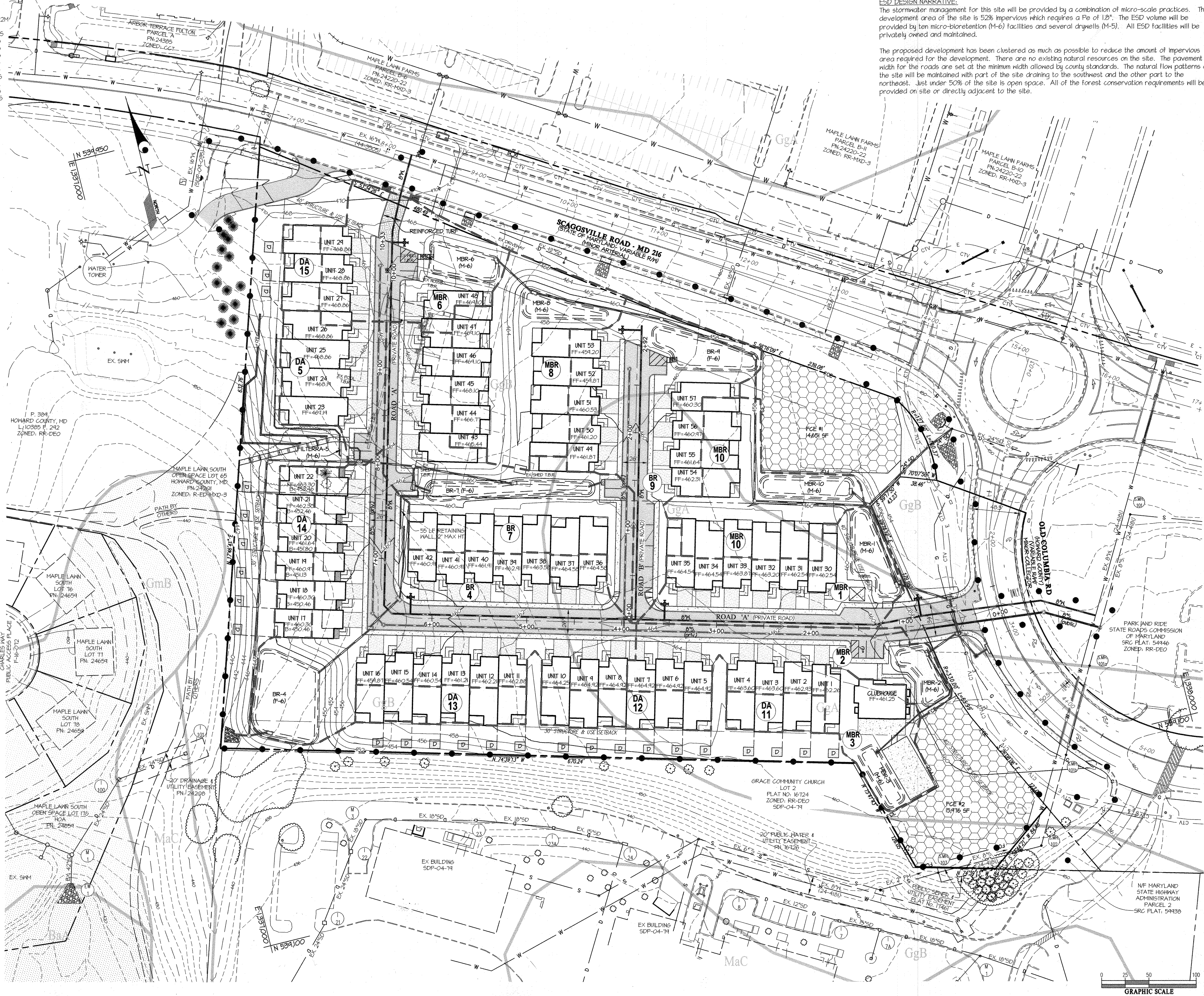
- NOTES**
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT OR ASSOCIATED SUBDIVISION PLANS OR PLANS AND/OR SITE DEVELOPMENT PLANS. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAN AND/OR SITE DEVELOPMENT PLAN STAGES. 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 SITE IS SUBJECT TO SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION HANDBOOK. FOREST CONSERVATION OBLIGATIONS WILL BE FULFILLED UNDER A FUTURE DEVELOPMENT PLAN.
 - THIS PROPERTY WAS REZONED FROM RR-DEO TO R-SA-B AS APPROVED BY THE HOWARD COUNTY ZONING BOARD ON AUGUST 11, 2020.
 - OFF SITE STORM DRAIN FACILITIES FROM 1-101 TO 1-100 (MAPLE LAWN SOUTH) AND THE 24" PIPE UNDER OLD COLUMBIA ROAD WILL BE ANALYZED FOR THE 10 YEAR EVENT.

SOILS (on-site)

Map Unit	Map Unit Name	Type	K Factor
GgA	Glenelg loam, 0 to 3 percent slopes	B	0.20
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.20

SHEET INDEX

1.	ENVIRONMENTAL CONCEPT PLAN
2.	SEDIMENT CONTROL CONCEPT PLAN



ESD DESIGN NARRATIVE:

The stormwater management for this site will be provided by a combination of micro-scale practices. The development area of the site is 52% impervious which requires a P_e of 1.8". The ESD volume will be provided by ten micro-biorettention (M-6) facilities and several drywells (M-5). All ESD facilities will be privately owned and maintained.

The proposed development has been clustered as much as possible to reduce the amount of impervious area required for the development. There are no existing natural resources on the site. The pavement width for the roads are set at the minimum width allowed by county standards. The natural flow patterns of the site will be maintained with part of the site draining to the southwest and the other part to the northeast. Just under 50% of the site is open space. All of the forest conservation requirements will be provided on site or directly adjacent to the site.

GLW
PLANNING [ENGINEERING] SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BAL: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY: dds

DRAWN BY: dds

CHECKED BY:

DATE:

REVISION:

PREPARED FOR:

OWNER: MFL MAPLE LAWN LLC
1202 SHADY CREEK RD
MARRIOTTVILLE, MD 21104

DEVELOPER: PULTE GROUP
9302 LEE HIGHWAY
SUITE 1000
FAIRFAX, VA 22031
PH: [REDACTED]
ATTN: DON HUGHES

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12975

EXPIRATION DATE: MAY 26, 2022

3/1/24

ENVIRONMENTAL CONCEPT PLAN

GATES AT MAPLE LAWN
PARCEL A
A RESUBDIVISION OF PARCELS 282 & SRC Plat No. 59938 Parcels 1 & 3
L: 18909 F; 397, L: 19769, F: 001

SCALE: 1" = 50'

ZONING: R-SA-8

G. L. W. FILE NO.: 20027

DATE: FEB, 2021

TAX MAP - GRID: 46 - 3

SHEET: 1 OF 2

HOWARD COUNTY, MARYLAND

GRAPHIC SCALE

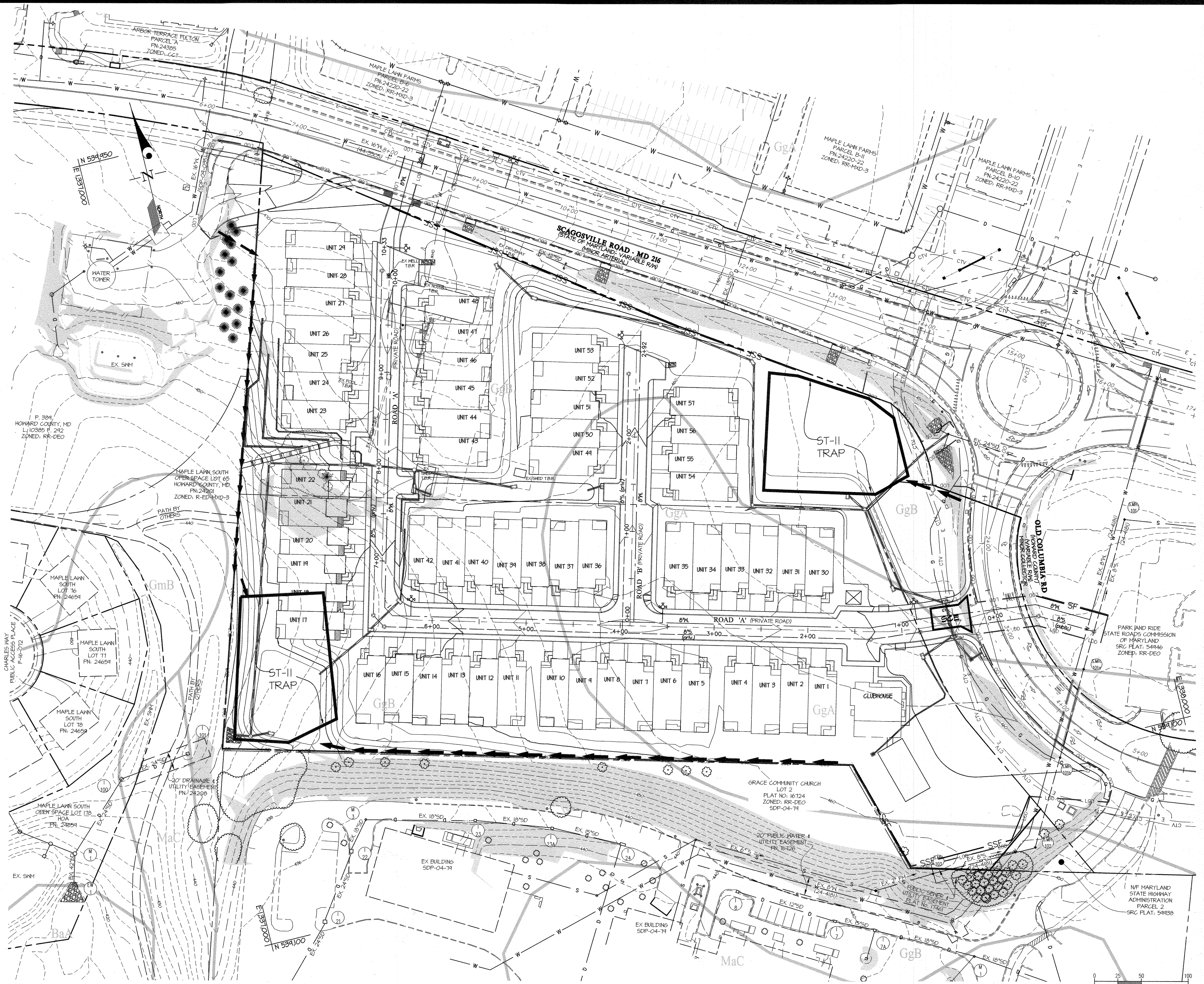
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ELECTION DISTRICT No. 5

LEGEND

- LOD — LIMIT OF DISTURBANCE
- SF — SILT FENCE
- SSF — SUPERSILT FENCE
- E — EARTH DIKE
- G_nA — SOIL BOUNDARY
- SOIL TYPE
- SCE** STABILIZED CONSTRUCTION ENTRANCE
- HIGHLY ERODIBLE SOIL



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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Division of Land Development Date: 4/1/21
 Chief, Development Engineering Division Date: 4-21-21

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DESIGNED BY:	DATE	REVISION	BY	APPR.
dds				
dds				
dds				

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 1202 SHADY CREEK RD
 MARRIOTTVILLE, MD 21104
 DEVELOPER: PULTE GROUP
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 SUITE 1000
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 3/1/21

SEDIMENT CONTROL CONCEPT PLAN
GATES AT MAPLE LAWN
PARCEL A
 A RESUBDIVISION OF PARCELS 282 & SRC Plat No. 59938 Parcels 1 & 3
 L: 18909 F: 397, L: 19769, F: 001
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-SA-8	20027
DATE	TAX MAP - GRID	SHEET
FEB., 2021	46 - 3	2 OF 2

L:\CAD\DRAWINGS\20027\PLANS BY GLW\EGP\20027 ECP-SNE.dwg
 PLOTTED: 2/25/2021 8:10 AM, LAST SAVED: 2/25/2021 8:09 AM, PLOTTED BY: Don Steerney
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