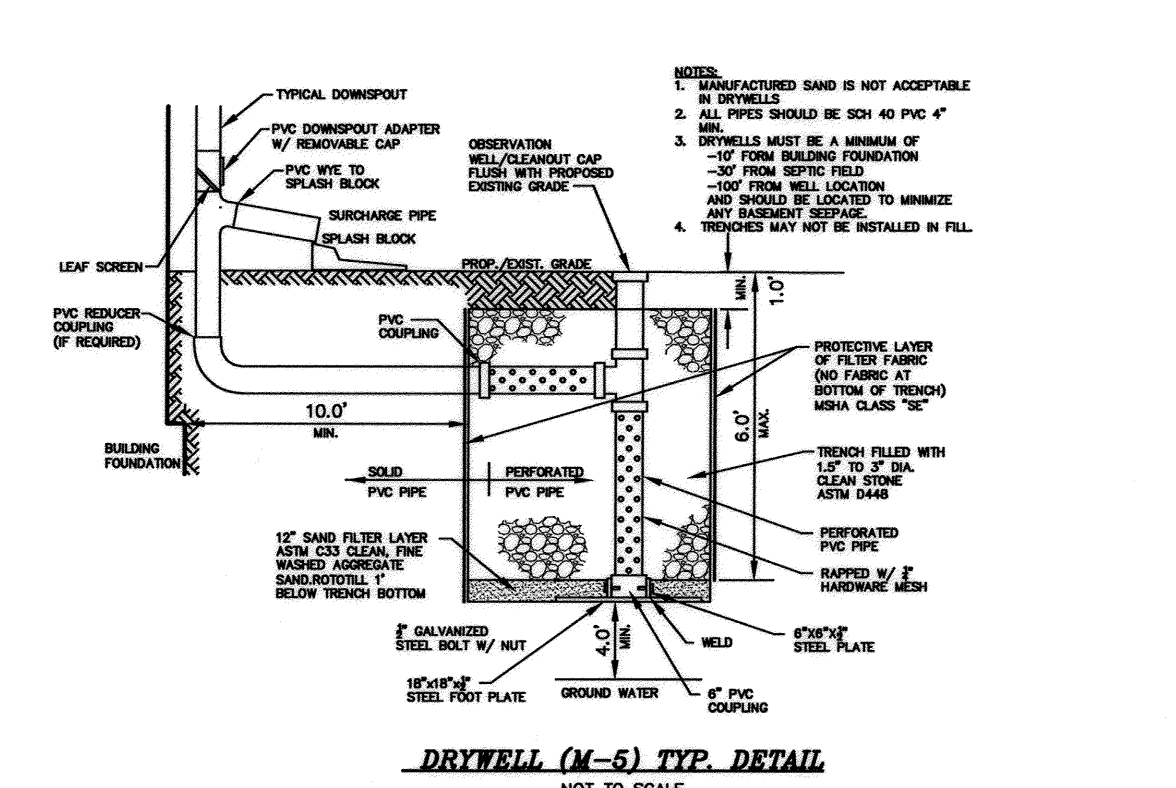
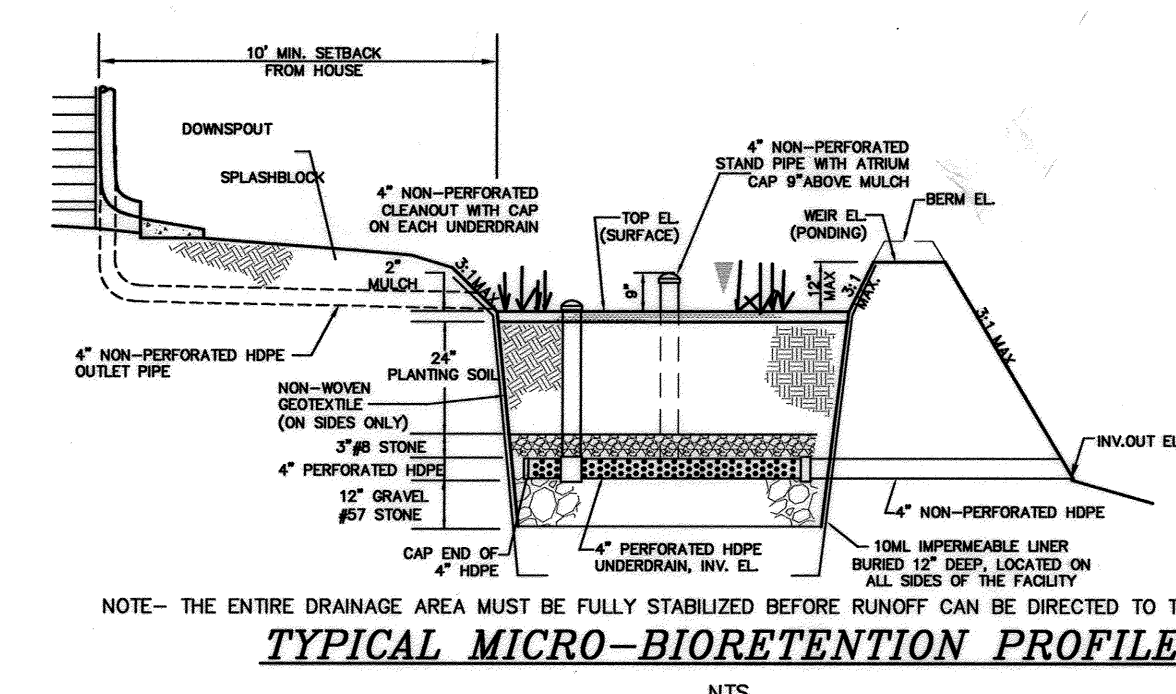


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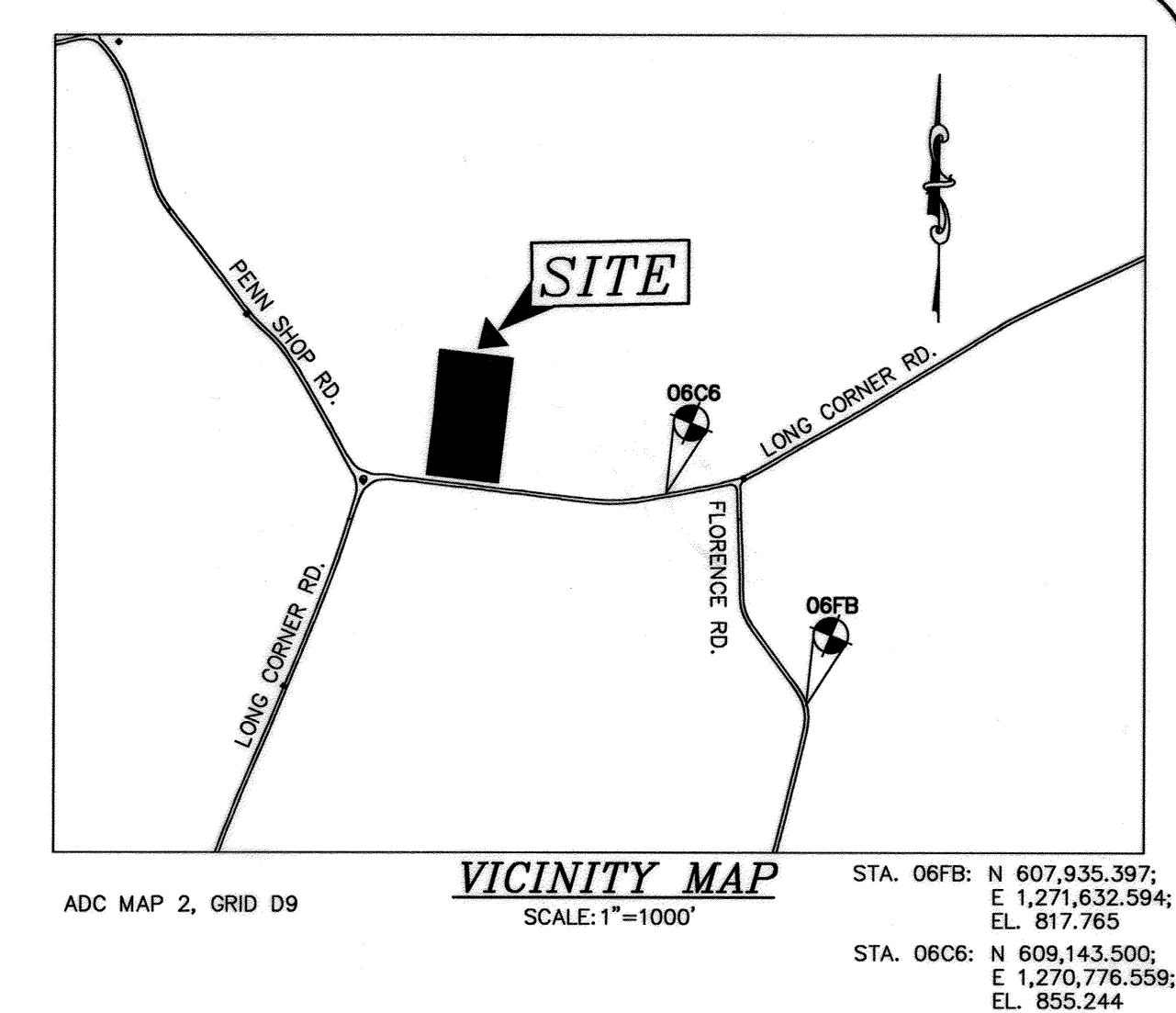
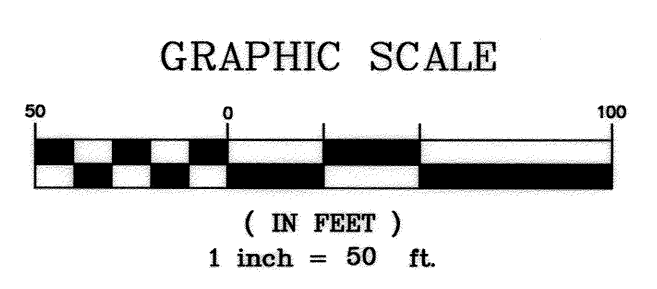
SWM PRACTICES		
PROPOSED PRACTICE	REQUIRED ESDv	PROPOSED ESDv
M-6, MICRO-BIORETENTION #1	472 C.F.	566 C.F.
M-6, MICRO-BIORETENTION #2	668 C.F.	705 C.F.
M-5, DRY WELLS (5 COUNT)	396 C.F.	420 C.F.
TOTAL	1,536 C.F.	1,691 C.F.



SOILS CHART			
SYMBOL	NAME	RATING	KW FACTOR
GgA	Glenelg loam, 0 to 3 percent slopes	B	0.37
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.37
OoC	Occoquan loam, 8 to 15 percent slopes	B	0.37

SPECIMEN TREE CHART					
KEY (#)	SPECIES	SIZE (in. dbh)	CRZ 1:1.5 (ft. radius)	CONDITION	EFFECTED AREA
1	SILVER MAPLE	33	49.5	Fair, some dieback	0
2	SILVER MAPLE	36.5	54.75	Good	0
3	SILVER MAPLE	36.5	54.75	Good	0
4	SYCAMORE	33	49.5	Good	26.3%
5	SILVER MAPLE	33.5	50.25	Fair, some dieback in crown	26.5%
6	SILVER MAPLE	32	48	Poor, storm damage and trunk rot	6.2%

- LEGEND**
- IMPERVIOUS AREA TREATED BY MICRO-BIORETENTION (M-6)
 - IMPERVIOUS AREA TREATED BY DRYWELLS (M-5)
 - EXISTING STRUCTURES TO BE REMOVED
 - EXISTING SEPTIC AREA
 - EXISTING ASPHALT DRIVEWAY
 - PROPOSED PARKING
 - UIC EASEMENT
 - CRITICAL ROOT ZONE DISTURBANCE
 - LIMIT OF DISTURBANCE
 - SUPER SILT FENCE
 - DIVERSION FENCE
 - DRAINAGE AREA
 - CRITICAL ROOT ZONE
 - MICRO-BIORETENTION
 - DRYWELL
 - EXISTING TREELINE
 - EX. FENCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - ROOF LEADER



- GENERAL NOTES:**
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
 - THE SUBJECT PROPERTY IS ZONED RC-DED PER THE OCT 2013 COMPREHENSIVE ZONING PLAN.
 - SITE ANALYSIS DATA:**
 - ADDRESS: 1242 LONG CORNER RD, MT AIRY MD, 21771
 - LOCATION: TAX MAP: 06 GRID: 10 PARCEL: 241
 - ELECTION DISTRICT: FIFTH
 - ZONING: RC-DED
 - TOTAL AREA: 6.4618 AC.± (281,476 SQ.FT.)
 - AREA OF CONDITIONAL USE=6.4618 AC.± (281,476 SQ.FT.)
 - AREA ALLOWED FOR PARKING AND STORAGE OF COMMERCIAL VEHICLES, EQUIPMENT, MATERIALS AND SUPPLIES, WHETHER EXTERIOR OR INTERIOR IN ACCORDANCE WITH SEC. 131.N.32.G.:
 - 0.05 X 281,476=14,074 SQ.FT.
 - AREA OF PARKING AND STORAGE OF COMMERCIAL VEHICLES, EQUIPMENT, MATERIALS AND SUPPLIES, WHETHER EXTERIOR OR INTERIOR PROPOSED = 13,210 SQ.FT.

AREA TABULATION CHART	
ITEM	AREA (S.F.)
BARN	5,000
PARKING PADS	1,948
MATERIAL STORAGE	4,440
BRICK GARAGES	1,822
TOTAL:	13,210

- PROPOSED USE FOR SITE: LANDSCAPE CONTRACTORS CONDITIONAL USE
 TOTAL NUMBER OF LOTS: 1
 NUMBER OF PARKING SPACES REQUIRED: N/A
 NUMBER OF PARKING SPACES PROVIDED: 12
 PREVIOUS DPZ FILE NUMBERS: F-07-196
- TOPOGRAPHIC AND BOUNDARY INFORMATION IS BASED ON FIELD RUN SURVEY BY MILDENBERG BOENDER & ASSOCIATES PERFORMED ON OR ABOUT MARCH 2022.
 - NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
 - NO WETLAND, STREAM OR FLOODPLAIN EXIST ON SITE AS VERIFIED BY MILDENBERG BOENDER & ASSOCIATES IN MARCH, 2022 AND PLAT NO. 19760.
 - BARN BUILDING HEIGHTS NOT TO EXCEED 25'.
 - PROPERTY IS SERVED WITH PRIVATE WATER AND SEPTIC.
- ESD NARRATIVE**
- THE PROPERTY DOES NOT CONTAIN ENVIRONMENTALLY SENSITIVE FEATURES. NO WETLANDS, MAJOR WATERWAYS, FLOODPLAINS, FORESTS, CRITICAL AREAS, STEEP SLOPES ARE PRESENT ON THE SITE.
 - 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. PROPOSED DRIVEWAY AND PARKING ARE DESIGNED TO MINIMIZE NEW IMPERVIOUS AREAS.
 - PROPOSED EXTENDED DRIVEWAY, PARKING AREA, STORAGE AREA, AND BARN WILL DRAIN INTO A PROPOSED MICRO-BIORETENTION FACILITIES (M-6) AND DRY WELLS (M-5) TO PROVIDE STORMWATER TREATMENT FOR THE NEW DEVELOPMENT.
 - THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE CURRENT WIDE 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.
 - THIS PROJECT WAS DESIGNED TO MINIMIZE THE IMPERVIOUS AREAS, ESD MEASURES WERE UTILIZED IN THE FOLLOWING ORDER OF PREFERENCE: (M-6) & (M-5).

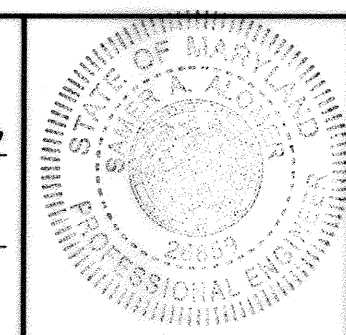
- SITE ANALYSIS DATA:**
- AREA OF THE SITE: 281,476 S.F. (6.46 AC ±)
 - AREA OF ROAD DEDICATION: 0
 - AREA OF WETLANDS AND ITS BUFFERS: 0
 - AREA OF FLOODPLAIN: 0
 - AREA OF EXISTING FOREST: 0
 - AREA OF STREAM BUFFER: 0
 - AREA OF SLOPES 15%-24.99%: 0
 - AREA OF STEEP SLOPES 25%: 0
 - TOTAL ENVIRONMENTAL SENSITIVE AREA: 0
 - NET BUILDABLE AREA: 281,476 S.F. (6.46 AC ±)
 - LIMIT OF DISTURBANCE AREA: 73,150 S.F. (1.68 AC ±)
 - GREEN OPEN AREA (PERVIOUS): 255,120 S.F. (5.86 AC ±)
 - PROPOSED IMPERVIOUS AREA: 18,280 S.F. (0.42 AC ±)
 - EXISTING IMPERVIOUS AREA: 9,880 S.F. (0.23 AC ±)
 - AREA OF HIGHLY ERODIBLE SOILS: 281,476 S.F. (6.46 AC ±)
- PETITIONER**
 MARIO A. GUZMAN
 ARGUETA VICTOR GUZMAN
 1242 LONG CORNER RD
 MT AIRY 21771
 240-507-2868

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7-22-24

CHIEF, DIVISION OF LAND DEVELOPMENT

 DATE: 8/12/24



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 08/08/25

GAMER A. ALOMER, P.E.
 DATE: 02/05/2024

Project	22-010	Date	DEC 2023
Illustration	PM	Engineering	SAA
Scale	1" = 50'	Approval	SAA
Revisions			

LARSEN'S POINT CONDITIONAL USE
 1242 LONG CORNER RD - LOT 1
 TAX MAP: 06 - GRID: 10 - PARCEL: 241
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 8819 FOREST ST., SUITE 300, BELLCOTT CITY, MD 21043
 (410) 997-0296 Tel. (410) 997-0298 Fax.