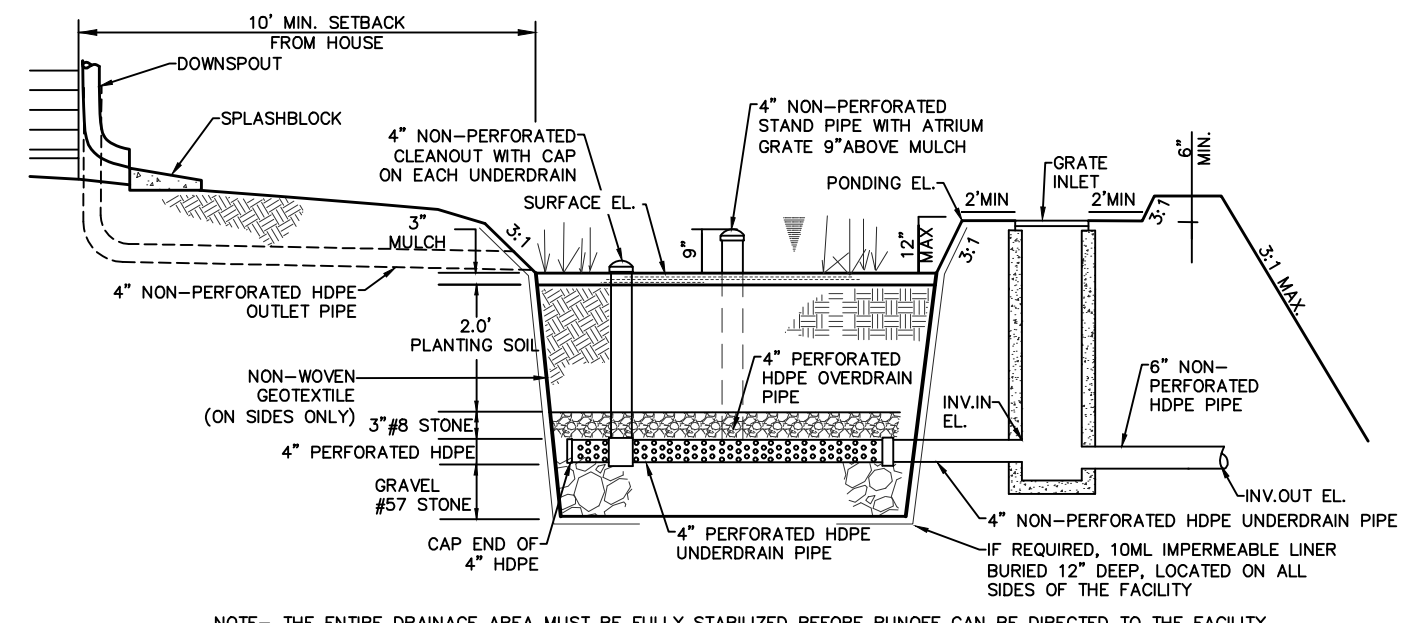


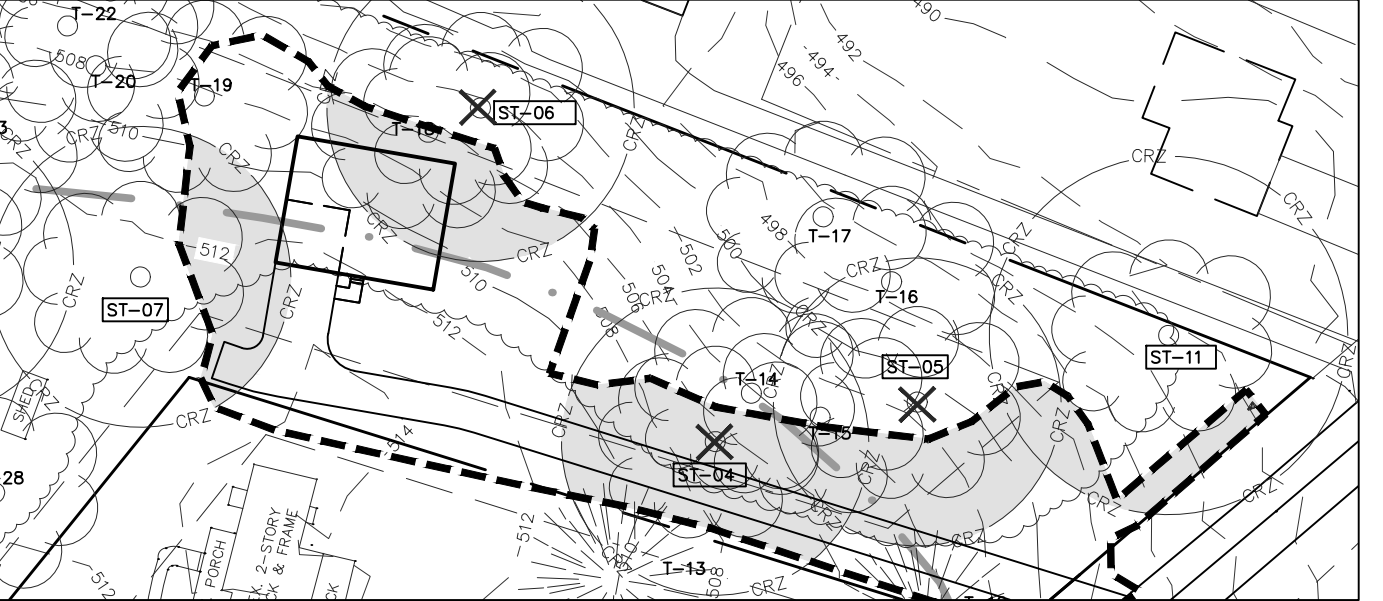
SOIL CHART					
SYMBOL	RATING	NAME	Kw FACTOR	HIGHLY ERODIBLE	HYDRIC
SrC	B	SASSAFRAS AND CROOM SOILS, 5-10% SLOPES	0.32	NO	NO
SoC	B	SASSAFRAS LOAM, 5-10% SLOPES	0.32	NO	NO

SWM PRACTICES		
PROPOSED PRACTICE	REQUIRED ESDv	PROPOSED ESDv
M-6, MICRO-BIORETENTION (MB-1)	352 C.F.	488 C.F.
M-5, DRY WELLS (DW-1, 2, 3)	159 C.F.	168 C.F.
TOTAL	511 C.F.	656 C.F.



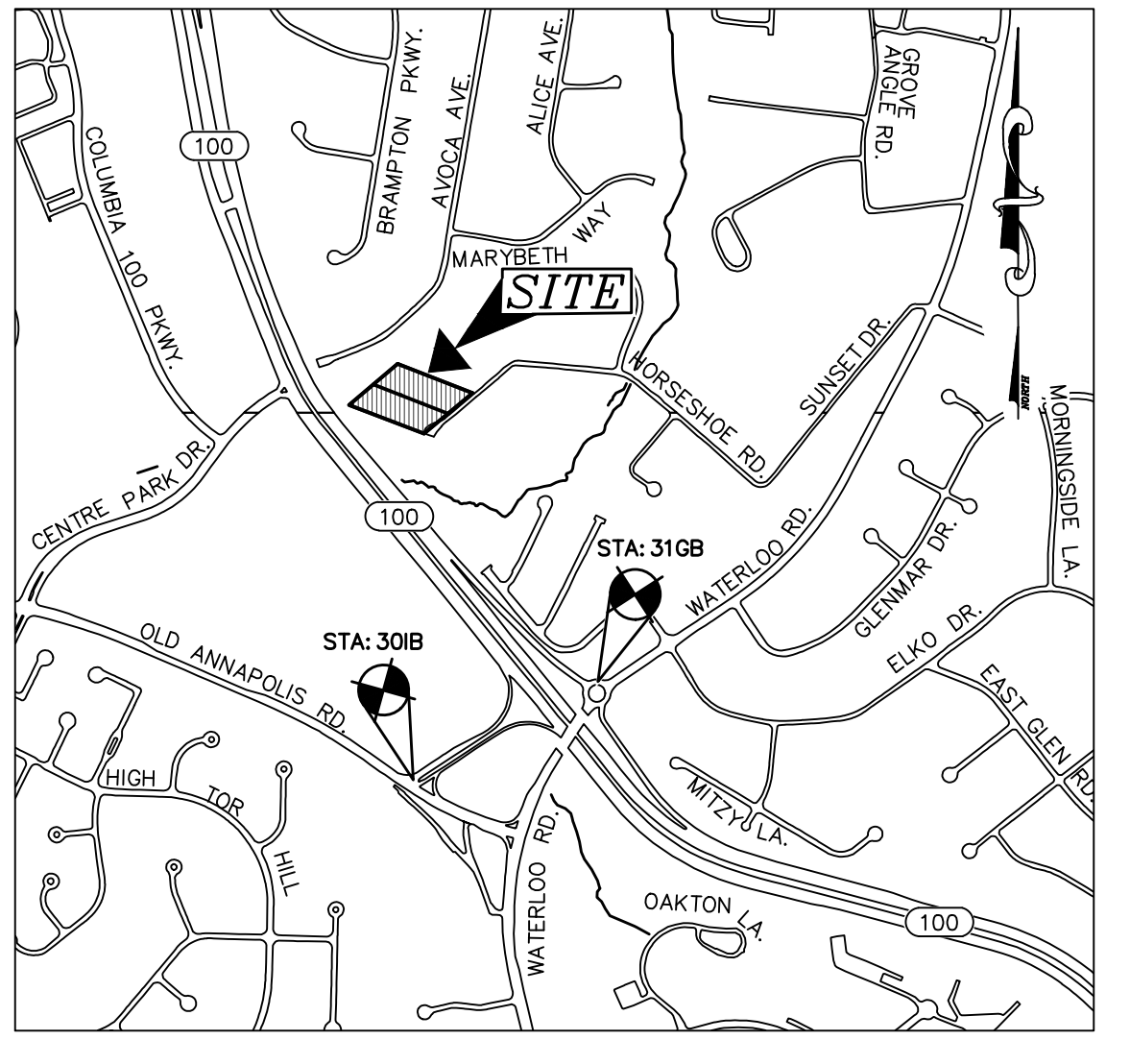
TYP. PROFILE MICRO-BIORETENTION (M-6)
NOT TO SCALE

SPECIMEN TREE INVENTORY TABLE					
SPECIMEN TREE #	DIAMETER INCHES	CRZ FEET	SPECIES COMMON NAME	GENERAL FORM & CONDITION	AFFECTED CRZ AREA
ST-01	39.1	58	SILVER MAPLE	FAIR, DEAD LIMBS, DIEBACK	
ST-02	31.5	47	TULIP POPLAR	GOOD	
ST-3	30.2	45	TULIP POPLAR	GOOD	
ST-4	32.1	48	TULIP POPLAR	FAIR, CROWDED CROWN, DIEBACK	REMOVE (50%)
ST-5	30	45	TRIDENT RED MAPLE	FAIR, CROWDED CROWN, DIEBACK	REMOVE (43%)
ST-6	32.2	48	WHITE OAK	GOOD	REMOVE (31%)
ST-7	31.2	47	AMERICAN BEECH	GOOD	KEEP (27%)
ST-8	32.2	48	CHESTNUT OAK	EXCELLENT	
ST-9	32.8	49	WHITE OAK	GOOD	
ST-10	34.4	51	TULIP POPLAR	GOOD	
ST-11	37.6	56	TRIDENT RED MAPLE	FAIR, 3 VOLE, BREAKAGE RISK	KEEP (12%)

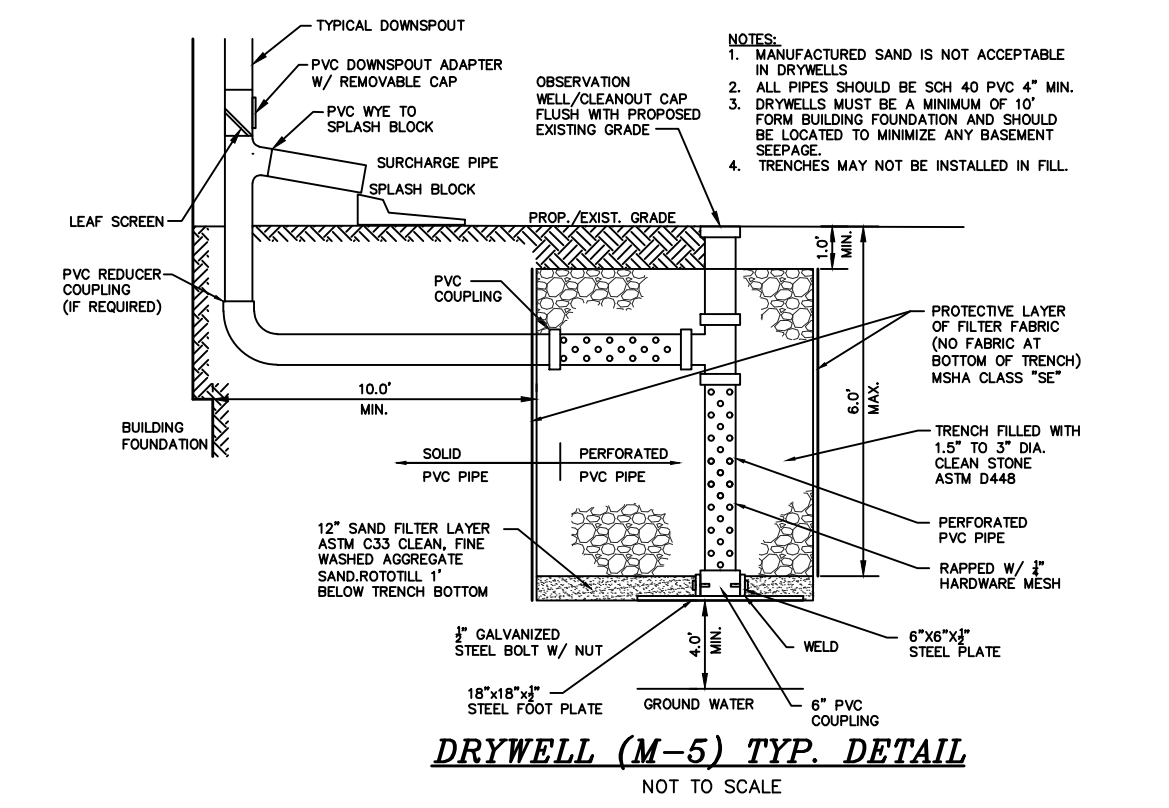


AFFECTED CRZ AREA
SCALE: 1"=60'

LEGEND	
[Symbol]	IMPERVIOUS AREA TREATED BY MICRO-BIO (MB-1)
[Symbol]	IMPERVIOUS AREA TREATED BY DRYWELLS
[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	DRAINAGE AREA
[Symbol]	SUPER SILT FENCE
[Symbol]	SILT FENCE
[Symbol]	STOCKPILE AREA
[Symbol]	EX. TREE
[Symbol]	EX. TREE TO BE REMOVED
[Symbol]	CRITICAL ROOT ZONE
[Symbol]	EXISTING TREELINE
[Symbol]	PROPOSED TREELINE
[Symbol]	MICRO-BIORETENTION
[Symbol]	DRYWELL
[Symbol]	ROOF LEADER
[Symbol]	AFFECTED CRZ AREA



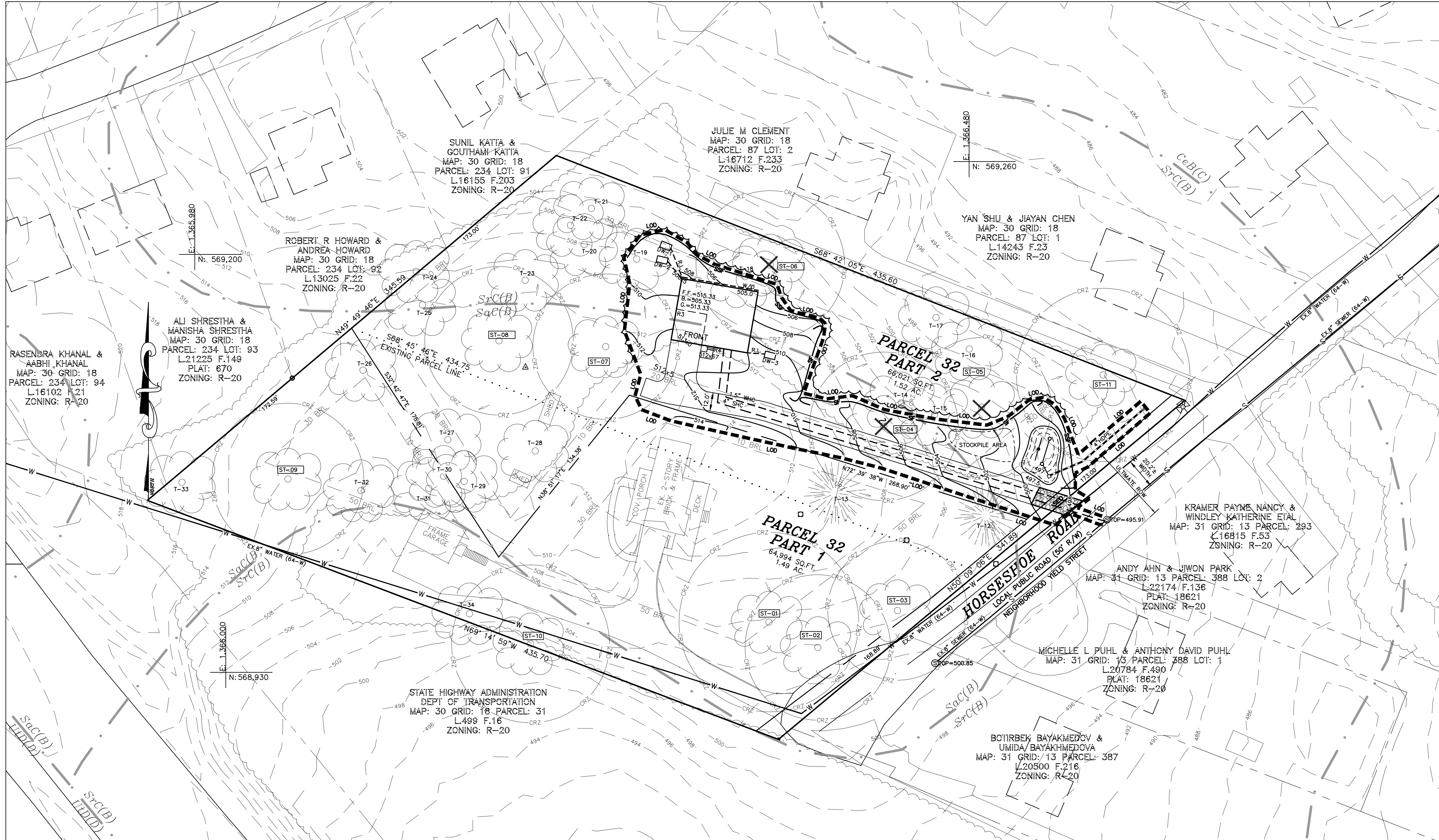
ADC MAP 27, GRID F6
VICINITY MAP
SCALE: 1"=1000'



DRYWELL (M-5) TYP. DETAIL
NOT TO SCALE

SITE ANALYSIS DATA:

1. AREA OF THE SITE: 131,015 S.F. (3.01 AC ±)
2. AREA OF WETLANDS AND ITS BUFFERS: 0
3. AREA OF FLOODPLAIN: 0
4. AREA OF EXISTING FOREST: 65,747 S.F. (1.5 AC ±)
5. AREA OF STREAM BUFFER: 0
6. AREA OF SLOPES 15%-24.99%: 0
7. AREA OF STEEP SLOPES 25% 0
8. TOTAL ENVIRONMENTAL SENSITIVE AREA: 0
9. NET BUILDABLE AREA: 131,015 S.F. (3.01 AC ±)
10. LIMIT OF DISTURBANCE AREA: 21,920 S.F. (0.50 AC ±)
11. GREEN OPEN AREA (PERVIOUS): 115,225 S.F. (2.65 AC ±)
12. PROPOSED IMPERVIOUS AREA: 6,140 S.F. (0.14 AC ±)
13. EXISTING IMPERVIOUS AREA: 9,200 S.F. (0.21 AC ±)
14. AREA OF HIGHLY ERODIBLE SOILS: 0

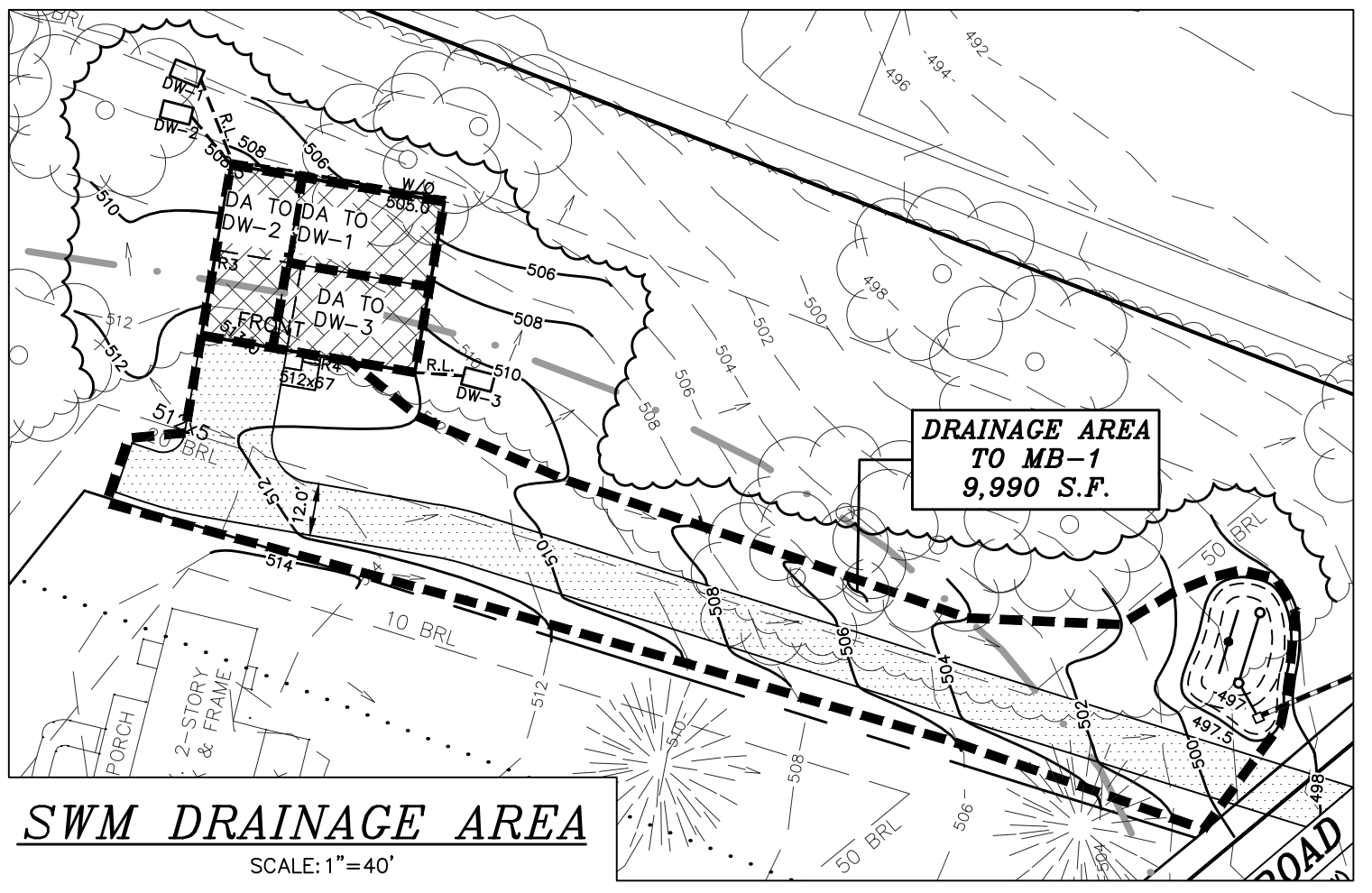


GENERAL NOTES:

1. THIS SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
3. SITE ANALYSIS DATA:
 - ADDRESS: 8590 HORSESHOE RD, ELICOTT CITY MD, 21043
 - TAX MAP: 30 GRID: 18 PARCEL: 32
 - ELECTION DISTRICT: SECOND
 - DEED REFERENCE: 19789/357
 - AREA: 3.01 AC.± (131,015 S.F.)
 - TOTAL NUMBER OF UNITS: 1 PROPOSED, 1 EXISTING
4. PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2024 BY MILDENBERG, BOENDER & ASSOC.
5. TOPOGRAPHY SHOWN IS BASED ON HOWARD COUNTY ARIEL TOPOGRAPHY AND WAS FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOC. INC. IN MAY, 2024 TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
6. COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROLS NO. 35AA & 35BB
 - STA. 301B: N 566,937.934; E 1,366,270.870; EL. 526.108 (NAVD88)
 - STA. 316B: N 567,567.474; E 1,367,353.446; EL. 511.318 (NAVD88)
7. SOILS LOCATION AND CLASSIFICATION BASED ON HOWARD COUNTY GIS SOIL SURVEY.
8. 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.
9. NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
10. SITE IS NOT LOCATED ADJACENT TO A SCENIC ROAD.
11. NO STREAMS, WETLANDS, FLOODPLAINS, STEEP SLOPES ARE PRESENT ON SITE.
12. AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(c)(3) FOR THE REMOVAL OF THREE (3) SPECIMEN TREES WILL BE SUBMITTED WITH THE NEXT STAGE OF THE PROJECT.
13. WETLAND AND FOREST STAND DELINEATION PERFORMED BY FORENWCION ON JUNE 2024.
14. ALTERNATIVE COMPLIANCE TO RECONFIGURE PARCEL LINES WILL BE SUBMITTED AT THE NEXT STAGE.

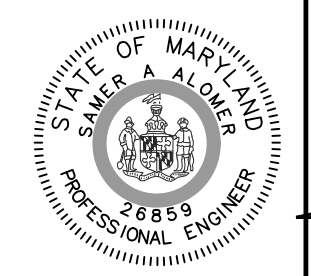
ESD NARRATIVE

1. NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS, OR REGULATED FOREST LAND OR FLOODPLAIN EXIST ON-SITE. THERE ARE ELEVEN (11) SPECIMEN TREES ON SITE. THE PROPOSED MICRO-BIO-RETENTION FACILITY WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS. NO TREATMENT EXISTS FOR THE EXISTING STRUCTURES AND DRIVEWAY.
2. 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.
3. 12' WIDE DRIVEWAY WILL BE USED TO SERVE AS ACCESS FOR PROPOSED PARCEL 32 PART 2. MICRO-BIORETENTION FACILITY (M-6) AND DRYWELLS (M-5) WILL PROVIDE STORMWATER TREATMENT FOR THE NEW DEVELOPMENT.
4. THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SILT FENCES AND SUPER SILT FENCES. NO CONCENTRATION FLOW IS PROPOSED. NO SEDIMENT TRAPS OR BASINS ARE REQUIRED.
5. TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WERE UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS.
6. THIS PROJECT WAS DESIGNED TO MINIMIZE THE IMPERVIOUS AREAS, ESD MEASURES WERE UTILIZED IN THE FOLLOWING ORDER OF PREFERENCE: (M-6), (M-5).



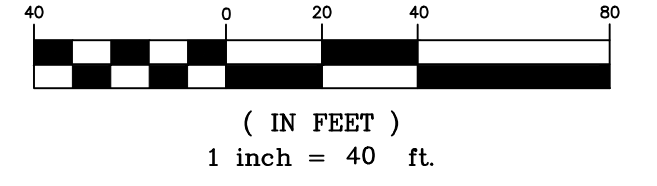
SWM DRAINAGE AREA
SCALE: 1"=40'

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Designed by: **Chad Edmondson** 9/19/2024
 CHECKED BY: DEPARTMENT ENGINEERING DIVISION DATE: 9/19/2024
 CHIEF DIVISION OF LAND DEVELOPMENT DATE:



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
 09/04/2024
 SAMER A. ALOMER, P.E. DATE:

DEVELOPER/OWNER
 IMMY LEWIS
 8590 HORSESHOE RD,
 ELICOTT CITY MD 21043
 443-745-5174



Project	date	SBP 2024	approval	SA
24-009	SEP 2024	engineering	PM	SA
Illustration	scale	1"=40'	approval	SA
PM	scale	1"=40'	approval	SA

Project	date	SBP 2024	approval	SA
24-009	SEP 2024	engineering	PM	SA
Illustration	scale	1"=40'	approval	SA
PM	scale	1"=40'	approval	SA

LEWIS PROPERTY
 TAX MAP: 30 - GRID: 18 - PARCEL : 32 - ZONED : R-20
 HOWARD COUNTY, MARYLAND
 SECOND ELECTION DISTRICT
 ENVIRONMENTAL CONCEPT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 8818 FORREST ST. ELICOTT CITY, MD 21043
 (410) 997-0296 Tel. (410) 997-0298 Fax