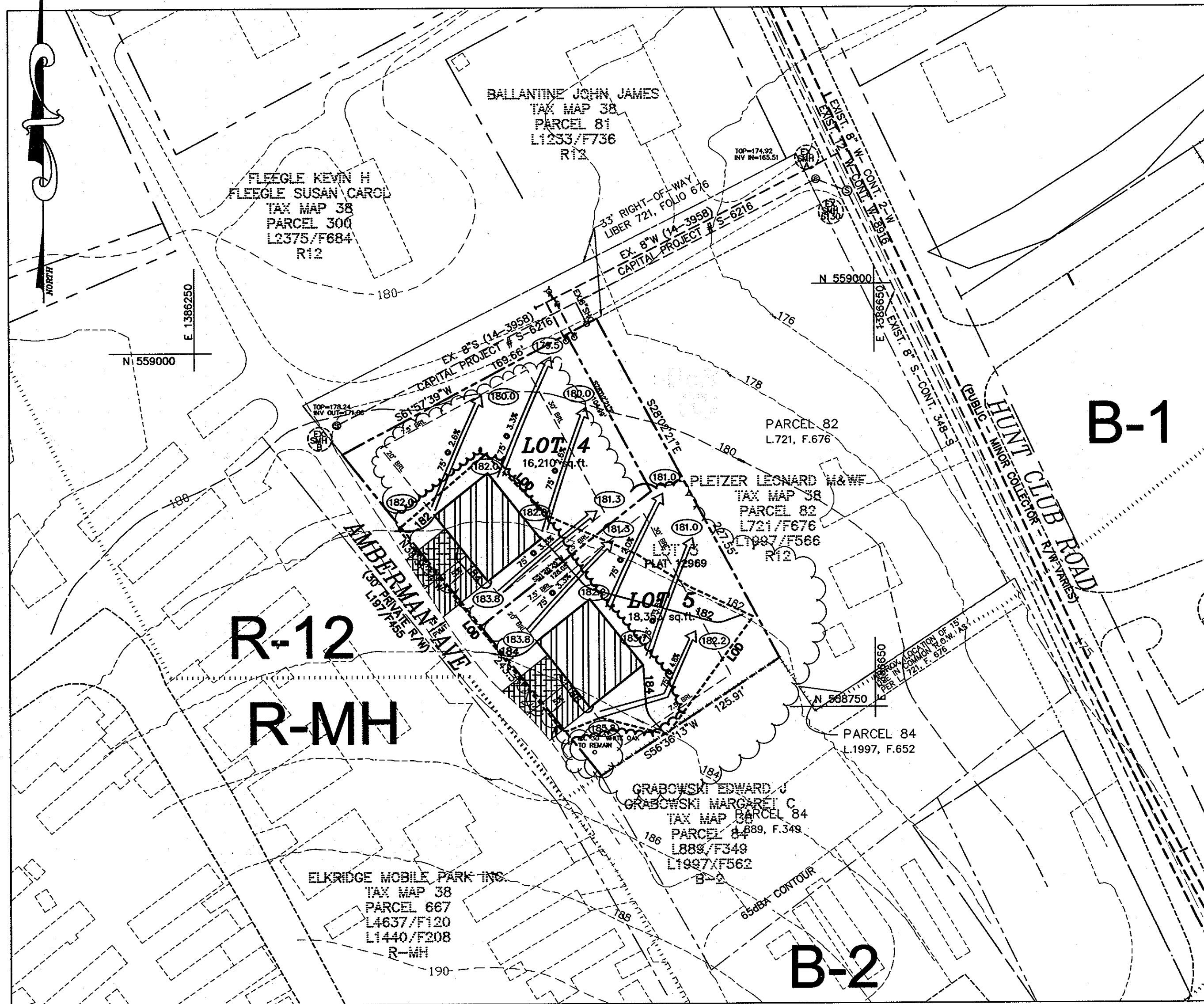


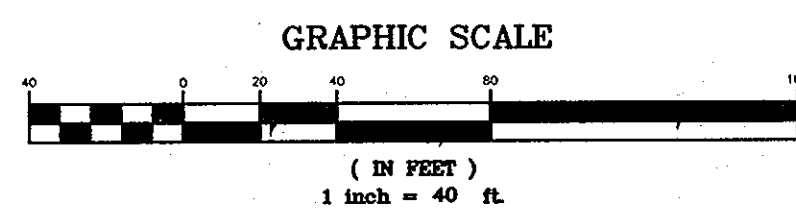
SOIL SCHEDULE

UcB (B/C/D) - URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0-5 PERCENT SLOPE.



LEGEND

- AREA OF PAVEMENT TREATED BY NON-ROOFTOP DISCONNECTION
- AREA OF NON-ROOFTOP DISCONNECTION
- AREA OF ROOFTOP DISCONNECTION
- LOD
- LIMIT OF DISTURBANCE
- 75' ROOFTOP DISCONNECTION
- SPOT ELEVATION
- EXISTING TREELINE
- PROPOSED TREELINE



SWM PRACTICES SCHEDULE

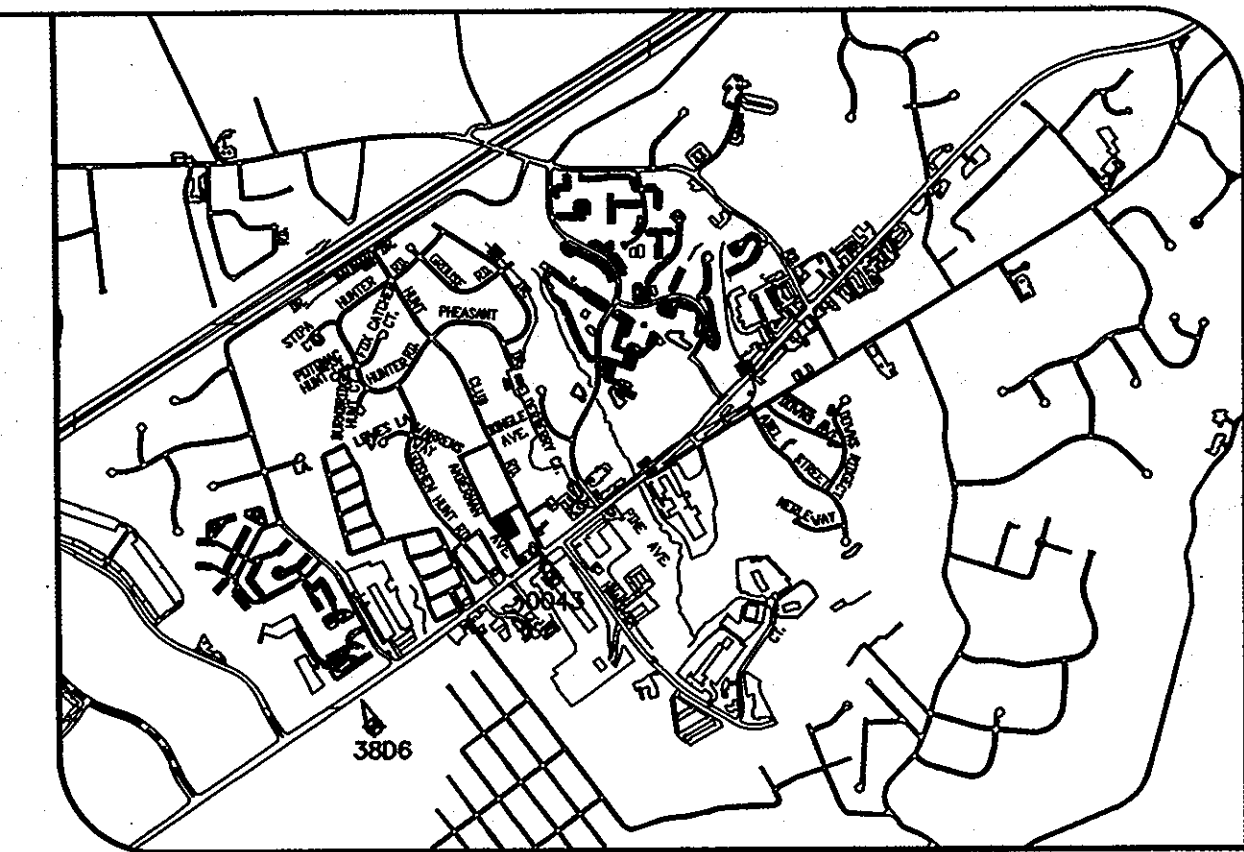
LOT #	PROPOSED PRACTICES
4	NON-ROOFTOP DISCONNECTION (N-2) ROOFTOP DISCONNECTION (N-1)
5	NON-ROOFTOP DISCONNECTION (N-2) ROOFTOP DISCONNECTION (N-1)

SITE ANALYSIS DATA:

- AREA OF THE SITE = 0.79 ±ACRE
- AREA OF WETLANDS AND ITS BUFFERS = 0
- AREA OF FLOODPLAIN = 0
- AREA OF STREAM BUFFER = 0
- AREA OF STEEP SLOPES = 0
- AREA OF FOREST = 0.67 ±ACRE
- TOTAL ENVIRONMENTAL SENSITIVE AREA = 0
- LIMIT OF DISTURBANCE AREA = 0.37 ±ACRES
- NO ERODIBLE SOILS EXIST ON SITE.
- ONE SINGLE FAMILY DETACHED DWELLING PER LOT IS PROPOSED.
- PROPOSED IMPERVIOUS AREAS WERE ANALYZED FOR EACH LOT INDIVIDUALLY.

ESD NARRATIVE

- NO NATURAL RESOURCES (FLOODPLAIN, STEEP SLOPES, WETLANDS, STREAMS OR THEIRS BUFFERS) EXIST ON SITE.
- 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.
- ALL STORMWATER MANAGEMENT REQUIREMENTS ARE MET VIA NON-STRUCTURAL PRACTICES (NON-ROOFTOP DISCONNECTIONS AND ROOFTOP DISCONNECTIONS).
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SILT FENCES. NO CONCENTRATION FLOW IS PROPOSED. 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.
- IN DESIGNING THIS PROJECT, AND AFTER WE PLANNED THE PROJECT TO MINIMIZE IMPERVIOUS AREAS, WE UTILIZED ESD MEASURES IN THE FOLLOWING ORDER OF PREFERENCE:
 - DISCONNECTION OF ROOFTOP.
 - DISCONNECTION OF NON-ROOFTOP.
- THERE ARE NO DESIGN MANUAL WAIVERS PLANNED FOR THIS SITE IN REGARD TO ENVIRONMENTAL DISTURBANCES.



VICINITY MAP

SCALE: 1"=200'
ADC MAP: 4937.B8

NOTES

- SITE ANALYSIS DATA:
LOCATION: TAX MAP : 38 PARCEL: 83
ELECTION DISTRICT : FIRST
ZONING: R-12
TOTAL AREA: 0.79 AC.±
PROPOSED USE FOR SITE : RESIDENTIAL.
TOTAL NUMBER OF UNITS : 2
TYPE OF PROPOSED UNIT : SFD
DEED REFERENCE: 8891/045
PROPERTY ADDRESS: 6598 AMBERMAN AVENUE, ELKRIDGE.
DPZ REFERENCE: F-96-008, WP-96-036, F-98-053, F-03-191, WP-04-104.
SDP-05-059, ECP-12-038
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 0043 & 3806
STA. No. 0043 N 558,479.0323 E 1,366,642.0376 EL. 189.436
STA. No. 3806 N 557,155.4454 E 1,384,992.2276 EL. 174.506
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH 16.127 RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPERS OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 1994 BY MILDENBERG, BOENDER AND ASSOC., INC.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED ON OR ABOUT JANUARY, 2012 BY MILDENBERG, BOENDER AND ASSOC., INC.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(viii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IT IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- NO WETLANDS, FLOODPLAIN, STREAMS OR THEIR BUFFERS OR STEEP SLOPES EXIST ON OR IMPACT THIS PARCEL.
- 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.
- THERE IS ONE SPECIMEN TREE ON SITE - 30" WHITE OAK TO REMAIN.

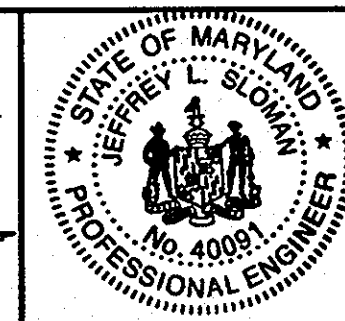
OWNER/DEVELOPER

HARMONY BUILDERS
4228 COLUMBIA ROAD
ELLCOTT CITY, MARYLAND 21042
410-461-0833

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 4/11/12

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 4/11/12



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. 49091, EXP DATE 2/13/13.

JEFF SLOMAN P.E.
DATE: 4/5/12

date	APR.2012	engineering	MMT	approval	RJH
project	11-025	illustration	MMT	scale	1"=60'

description	revisions	date

WEHLAND PROPERTY
TAX MAP 38 - BLOCK 7 - PARCEL 83
FIRST ELECTION DISTRICT
HOWARD COUNTY
ENVIRONMENTAL CONCEPT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Ellicott City, Maryland 21075
(410) 987-0296 Balt. (410) 987-0298 Tex.