

ESD NARRATIVE

1. NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS, OR VALUABLE FOREST LAND EXIST ON-SITE. THE PROPOSED MICRO-BIORETENTION FACILITIES WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS.
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. THE USE OF NON-STRUCTURAL PRACTICES (ROOFTOP AND NON-ROOFTOP DISCONNECTION) WAS EXPLORED. NON-STRUCTURAL PRACTICES WERE NOT UTILIZED DUE TO THE EXCESSIVE EARTHWORK AND SITE DISTURBANCE THAT WOULD BE REQUIRED.
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 WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BY UTILIZING SHARED DRIVEWAY AND MINIMIZING EARTH DISTURBANCE.
6. IN DESIGNING THIS PROJECT, AND AFTER WE PLAN THE PROJECT TO MINIMIZE IMPERVIOUS AREAS, WE UTILIZED ESD MEASURES IN THE FOLLOWING ORDER OF PREFERENCE:
 - A. MICRO-SCALE PRACTICES (M-6)

SITE ANALYSIS DATA:

1. AREA OF THE SITE = 0.32± Ac
2. LIMIT OF DISTURBANCE = 0.27± Ac
3. AREA OF WETLANDS AND ITS BUFFERS = 0
4. AREA OF FLOODPLAIN = 0
5. AREA OF STREAM BUFFER = 0
6. AREA OF STEEP SLOPES (>25%) = 0
7. AREA OF FOREST = 0
8. TOTAL ENVIRONMENTAL SENSITIVE AREA = 0*
9. DEVELOPABLE AREA = 0.32± Ac
10. NEW IMPERVIOUS AREA: 1,975 SF / 0.045 Ac (HOUSES AND STOOPS)
768 SF / 0.018 Ac (LOT DRIVEWAYS)
2,743 SF / 0.063 Ac (TOTAL NEW IMPERVIOUS)
11. PERVIOUS/GREEN AREA: 11,370 SF / 0.261 Ac
12. THIS SITE CONTAINS MANOR SILT LOAM (Msd) IS CONSIDERED A HIGHLY ERODIBLE SOIL. NO DISTURBANCE IS PROPOSED WITHIN THIS SOIL CLASSIFICATION.
13. ONE SINGLE FAMILY DETACHED DWELLING IS PROPOSED.
14. THIS PLAN IS CONDITIONALLY EXEMPT FOR FOREST CONSERVATION REQUIREMENTS WITH A LETTER OF INTENT PER SECTION 16.1202(b)(2)(i)(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. GRADING AND CLEARING OF EXISTING FOREST IS LESS THAN 20,000 SF.

*TOTAL AREA OF STREAM AND STREAM BUFFERS, WETLANDS AND WETLAND BUFFERS, 100-YEAR FLOODPLAIN AREAS, AND STEEP SLOPE AREAS, TAKING OVERLAPPING INTO ACCOUNT



SWM PRACTICES SCHEDULE (STUDY POINT 1)

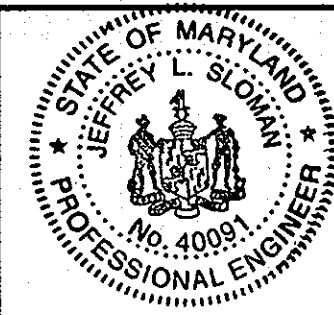
AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
LOT 16	M-6, MICRO-BIORETENTION (MB-A)	117 CF	121 CF (M-6)

SWM PRACTICES SCHEDULE (STUDY POINT 2)

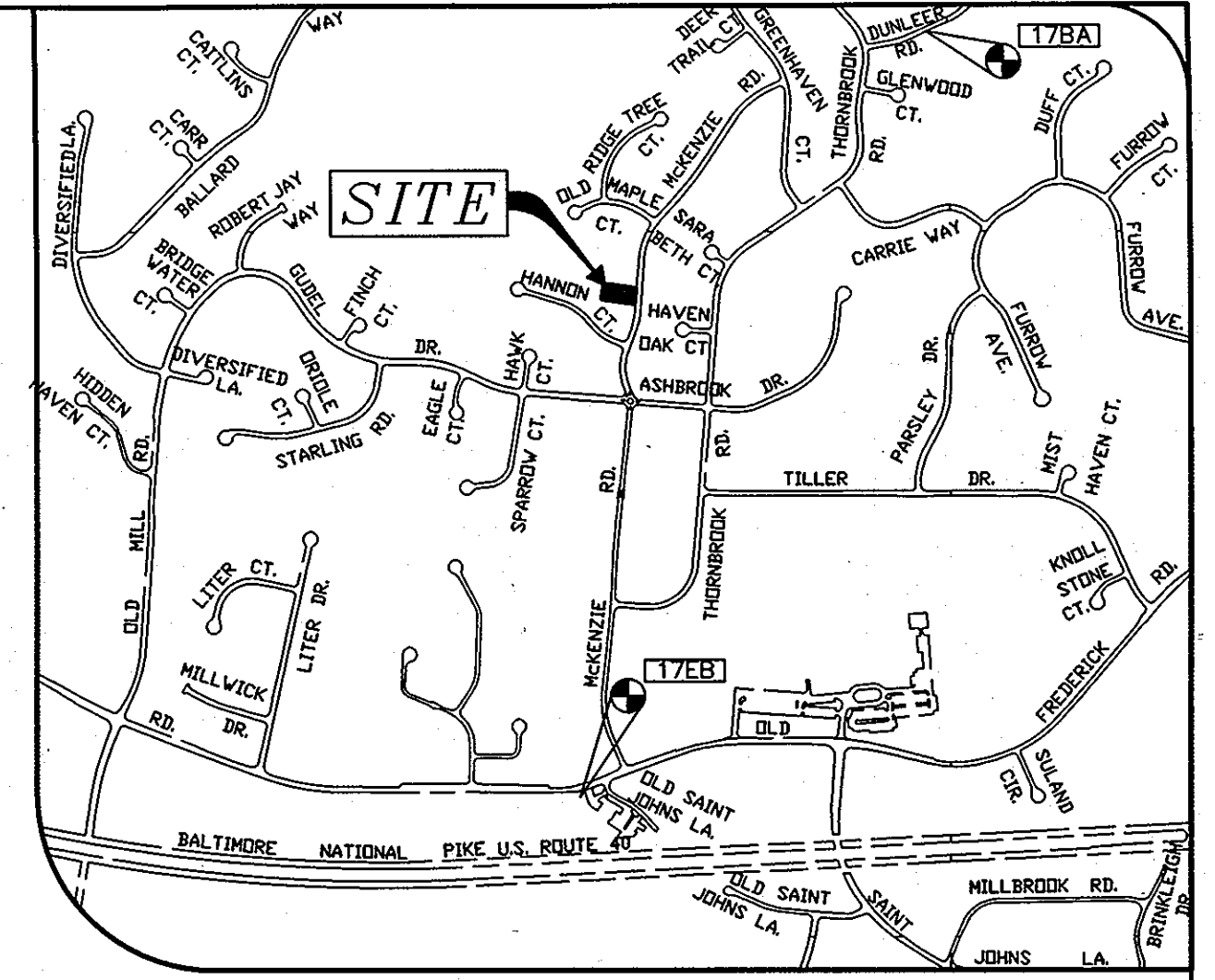
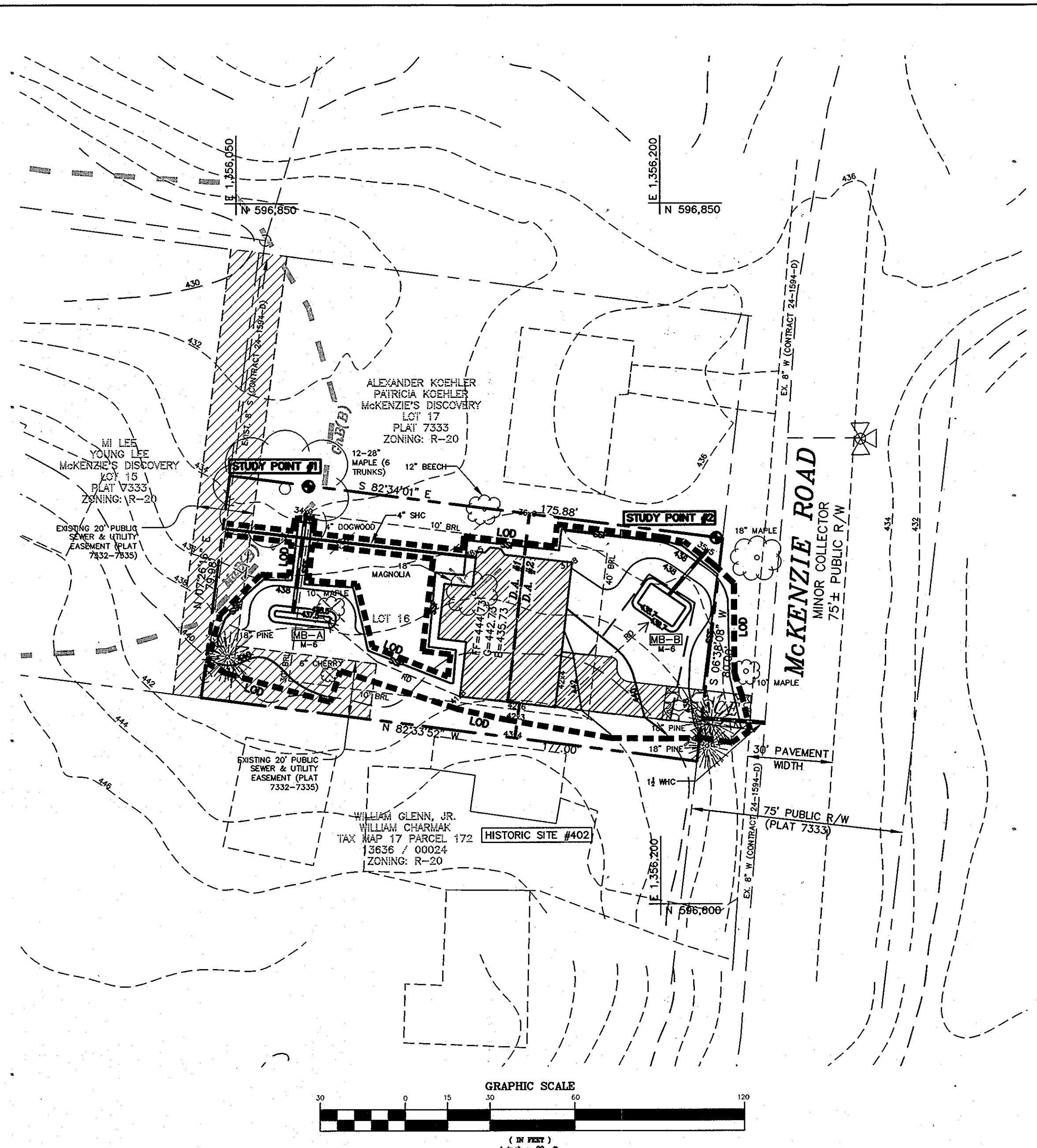
AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
LOT 16	M-6, MICRO-BIORETENTION (MB-B)	233 CF	243 CF (M-6)

OWNER / DEVELOPER
DORSEY FAMILY HOMES, INC.
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-5739

APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION

 CHIEF, DIVISION OF LAND DEVELOPMENT



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. 40091, EXP DATE 2/13/12.
 DATE 8/23/12
 JEFFREY SLOMAN, P.E. DATE



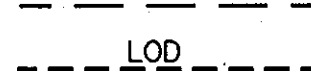

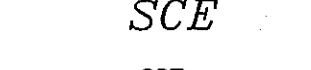
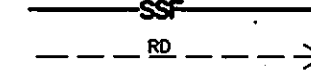
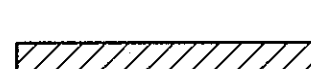
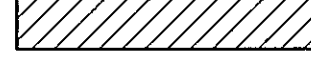






VICINITY MAP
SCALE: 1" = 1000'
ADC MAP 4815, GRID E2

NOTES:

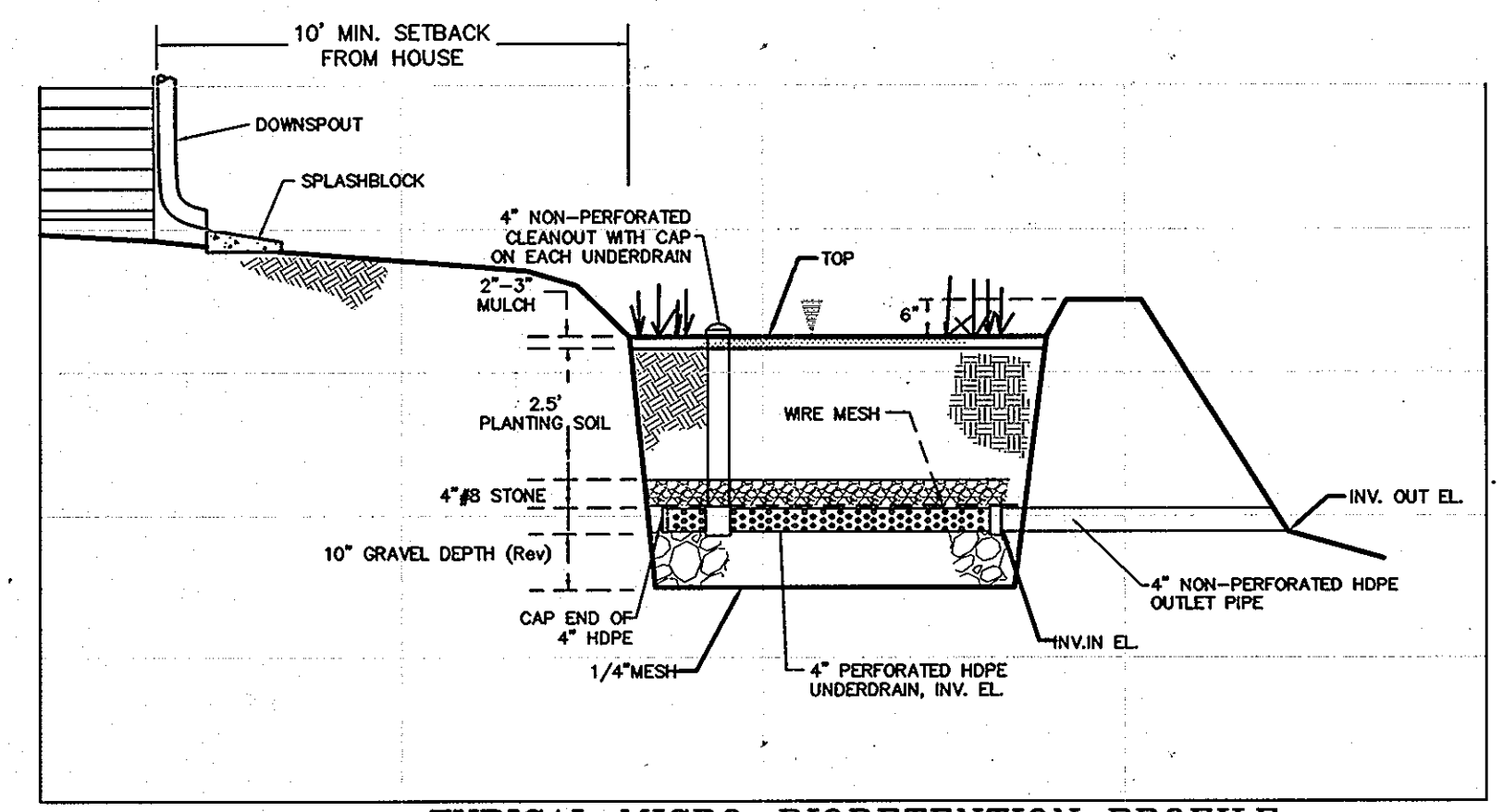
1. SITE ANALYSIS DATA:
LOCATION: TAX MAP : 17 PARCEL: 360 GRID 9 LOT 16
ELECTION DISTRICT : SECOND
ZONING: R-20
TOTAL AREA: 0.32 AC± (13,939 SF ±)
LIMIT OF DISTURBED AREA: 0.27 AC± (11,761 SF ±)
PROPOSED USE FOR SITE : RESIDENTIAL
TOTAL NUMBER OF UNITS : 1
TYPE OF PROPOSED UNIT : SFD
DEED REFERENCE: 02803 / 159
PREVIOUS DPZ FILE NOS. S-86-077, P-87-003, F-87-107
2. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 17BA & 17EB
STA. NO. 17BA N 598187.4283 E 1357819.3715 EL. 411.68
STA. NO. 17EB N 593813.9160 E 1355731.8366 EL. 453.40
3. 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.
4. 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.
5. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPERS OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH EXISTING THE NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
6. PROJECT BOUNDARY IS BASED ON HOWARD COUNTY GIS AND PLAT 7333 (F-87-107).
7. TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS.
8. THIS PLAN IS CONDITIONALLY EXEMPT FROM FOREST CONSERVATION REQUIREMENTS WITH A LETTER OF INTENT PER SECTION 16.1202(b)(2)(i)(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. GRADING AND CLEARING OF EXISTING FOREST IS LESS THAN 20,000 SF.
9. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
10. NO WETLANDS, STREAMS, FORESTS OR THEIR BUFFERS EXIST ONSITE PER F-87-107. FIELD VERIFICATION WAS PERFORMED BY MILDENBERG, BOENDER, AND ASSOCIATES, ON JULY 6, 2012.
11. HORIZONTAL GEOMETRY OF THE MICRO-BIORETENTION MAY BE MODIFIED WHILE MAINTAINING SURFACE AREA.
12. APPROVAL OF THIS ECP DOES NOT CONSTITUTE ANY APPROVAL OF SUBSEQUENT BUILDING PERMITS, 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.

LEGEND

-  IMPERVIOUS AREA TREATED BY M-6, MICRO-BIORETENTION
-  M-6, MICRO-BIORETENTION I.D.
-  MICRO-BIORETENTION DRAINAGE AREA
-  LIMIT OF DISTURBANCE
-  STABILIZED CONSTRUCTION ENTRANCE
-  SUPER SILT FENCE
-  ROOF DRAIN LEADER
-  EXISTING 20" PUBLIC SEWER AND UTILITY EASEMENT (PLAT 7333)
-  18" MAPLE EXISTING DECIDUOUS TREE TO BE REMOVED WITH DIAMETER AND SPECIES NOTED
-  18" PINE EXISTING EVERGREEN TREE TO BE REMOVED WITH DIAMETER AND SPECIES NOTED
-  18" MAPLE EXISTING DECIDUOUS TREE TO REMAIN WITH DIAMETER AND SPECIES NOTED
-  18" PINE EXISTING EVERGREEN TREE TO REMAIN WITH DIAMETER AND SPECIES NOTED

SOILS DESCRIPTION

DESIGNATION	HYDROLOGICAL GROUP	DESCRIPTION
Msd	B	MANOR SILT LOAM, 15 TO 25 PERCENT SLOPE
GhB	B	GLENELG-URBAN LAND, 0 TO 8 PERCENT SLOPE



TYPICAL MICRO-BIORETENTION PROFILE
NOT TO SCALE

Project	date	description	revision
12-019	JUL 2012	illustration	JIS
		score	JIS
		approval	RJH

no.	date

MCKENZIE'S DISCOVERY LOT 16
2412 MCKENZIE ROAD, ELLICOTT CITY, MARYLAND
TAX MAP 17, GRID 9, PARCEL 360, AREA 1, PLAT #7333
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
ENVIRONMENTAL CONCEPT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deepwater Road, Suite 150, Ellicott City, Maryland 21075
(410) 997-0296 Fax (410) 997-0296 Batt.