

ESD NARRATIVE

- DISTURBANCE TO THE ON-SITE NATURAL FEATURES (STREAMS, STREAM BUFFERS, WETLANDS, AND WETLAND BUFFERS) WAS KEPT TO A MINIMUM FOR THE DESIGN OF THE SITE. THE ONLY PROPOSED DISTURBANCE TO ENVIRONMENTALLY SENSITIVE AREAS IS TO CONSTRUCT THE PROPOSED USE-IN-COMMON DRIVEWAY, WHICH IS THE ONLY WAY FOR THE PROPOSED LOTS TO HAVE ACCESS TO LANDING ROAD. THE PROPOSED DISCONNECTIONS AND MICRO-BIORETENTION FACILITIES WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS.
- 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.
- NON-STRUCTURAL PRACTICES WERE USED TO THE FULL EXTENT POSSIBLE. ROOF-TOP AND NON-ROOF-TOP DISCONNECTION WAS UTILIZED WHERE FEASIBLE. DUE TO THE LIMITED SIZE OF THE PROPOSED LOTS, NON-STRUCTURAL PRACTICES WERE NOT FEASIBLE ON EVERY LOT.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE 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.
- IN DESIGNING THIS PROJECT, AND AFTER WE PLAN THE PROJECT TO MINIMIZE IMPERVIOUS AREAS, WE UTILIZED ESD MEASURES IN THE FOLLOWING ORDER OF PREFERENCE:
 - DISCONNECTION OF ROOFTOP (N-1)
 - DISCONNECTION OF NON-ROOFTOP (N-2)
 - MICRO-SCALE PRACTICES (M-6)


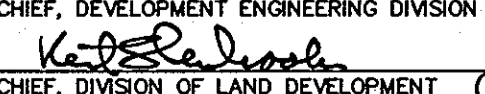
SITE ANALYSIS DATA:

- AREA OF THE SITE = 2.01± Ac (GROSS)
AREA OF THE SITE = 1.81± Ac (NET)
LIMIT OF DISTURBANCE = 1.80± Ac (ONSITE)
- AREA OF WETLANDS AND ITS BUFFERS = 0.08 Ac
- AREA OF FLOODPLAIN = 0.20 Ac (AFTER IMPROVEMENTS)
- AREA OF STREAM BUFFER = 0.16 Ac
*TOTAL AREA OF STREAM AND STREAM BUFFERS, WETLANDS AND WETLAND BUFFERS, 100-YEAR FLOODPLAIN AREAS, AND STEEP SLOPE AREAS, TAKING OVERLAPPING INTO ACCOUNT
- AREA OF STEEP SLOPES (>25%) = 0 Ac
- AREA OF FOREST = 0
- TOTAL ENVIRONMENTAL SENSITIVE AREA = 0.19 Ac*
OVERLAPPING INTO ACCOUNT
- DEVELOPABLE AREA = 1.98± Ac (ON SITE)
NEW IMPERVIOUS AREA: 6,600 SF / 0.15 Ac (HOUSES AND STOODS)
12,588 SF / 0.29 Ac (LOT AND USE-IN-COMMON DRIVEWAYS)
19,188 SF / 0.44 Ac (TOTAL NEW IMPERVIOUS)
PERVIOUS/GREEN AREA: 68,368 SF / 1.57 Ac
- NO HIGHLY ERODIBLE SOILS EXIST ON-SITE
- ONE SINGLE FAMILY DETACHED DWELLING PER LOT IS PROPOSED.

SWM PRACTICES SCHEDULE

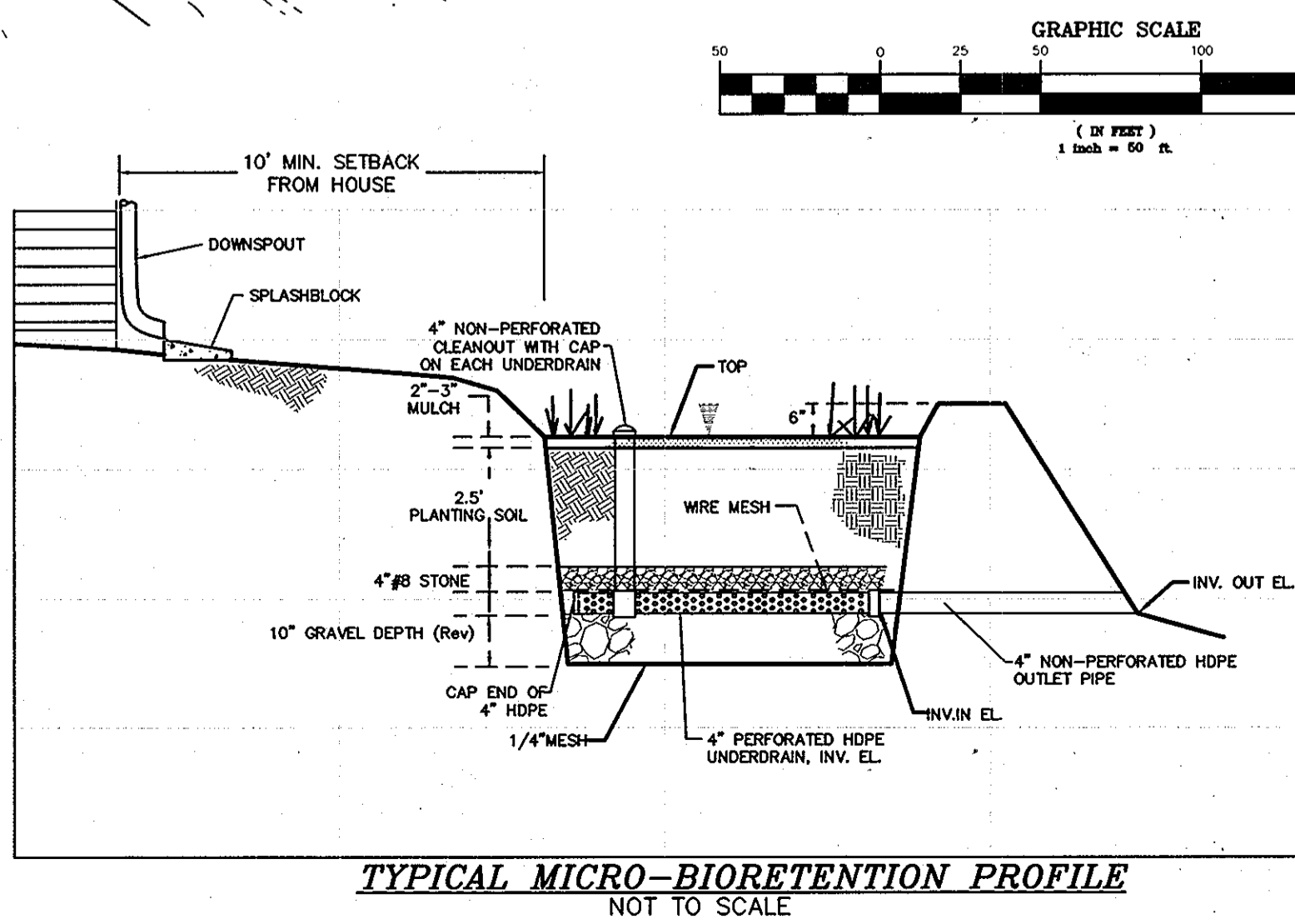
AREA	PROPOSED PRACTICES	REQUIRED ESDV	PROVIDED ESDV
LOT 5	M-6, MICRO-BIORETENTION (MB-A) N-1, ROOFTOP DISCONNECTION (2)		940 CF (M-6) 79 CF (N-1)
LOT 6	M-6, MICRO-BIORETENTION (MB-B) N-2, NON-ROOFTOP DISCONNECTION		500 CF (M-6) 39 CF (N-2)
LOT 7	M-6, MICRO-BIORETENTION (MB-C)		651 CF (M-6)
USE-IN-COMMON D/W	M-6, MICRO-BIORETENTION (MB-D) M-6, MICRO-BIORETENTION (MB-E) M-6, MICRO-BIORETENTION (MB-A)		325 CF (M-6) 258 CF (M-6) CALCULATED ABOVE
TOTAL			2,788 CF 2,792 CF

OWNER
HAMILTON REED, LLC
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
(410)442-1751

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 2/13/13.
 DATE 10/10/12
 JEFFREY SLOMAN, P.E.



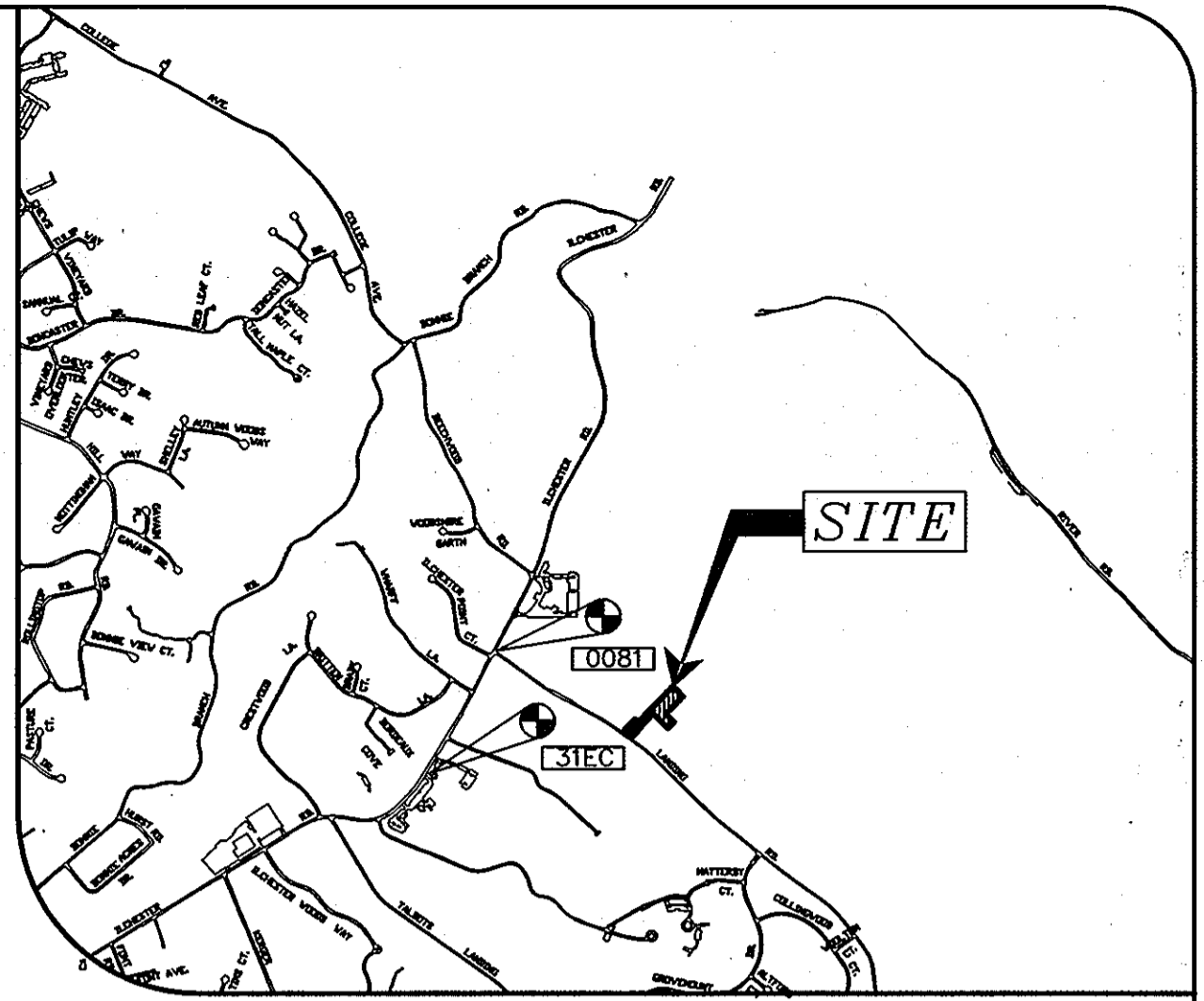
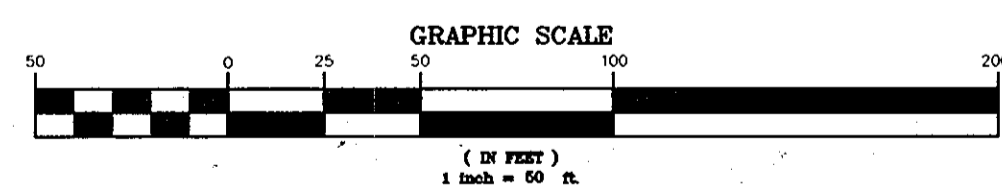
LEGEND

- IMPERVIOUS AREA TREATED BY N-2, NON-ROOFTOP DISCONNECTION
- AREA OF N-2, NON-ROOFTOP DISCONNECTION
- IMPERVIOUS AREA TREATED BY M-6, MICRO-BIORETENTION AND / OR N-1, ROOFTOP DISCONNECTION
- N-1, ROOFTOP DISCONNECTION FLOW PATH WITH LENGTH, SLOPE, AND TREATED AREA
- M-6, MICRO-BIORETENTION I.D.
- MICRO-BIORETENTION DRAINAGE AREA

SOILS DESCRIPTION

DESIGNATION	HYDROLOGICAL GROUP	DESCRIPTION
WaA	D	WATCHINGS SILT LOAM, 0 TO 3 PERCENT SLOPES
LgB	B	LAGORE SILT LOAM, 3 TO 8 PERCENT SLOPES
LaC	B	LAGORE SILT LOAM, 8 TO 15 PERCENT SLOPES

- LOD - LIMIT OF DISTURBANCE
- SCE - STABILIZED CONSTRUCTION ENTRANCE
- SF - SUPER SILT FENCE
- SDF - SILT DIVERSION FENCE
- CD - CHECK DAM
- ET - EXISTING TREELINE
- PT - PROPOSED TREELINE
- ETR - EXISTING TREE TO REMAIN
- ETR - EXISTING TREE TO BE REMOVED
- FL - LIMIT OF 100-YEAR FLOODPLAIN, BASED ON PROPOSED DEVELOPMENT DETAILED ON THIS ECP
- EL - APPROXIMATE LIMITS OF EXISTING WETLAND



VICINITY MAP
SCALE: 1" = 200'
ADC MAP 4936, GRID H3

- NOTES:**
- SITE ANALYSIS DATA:
LOCATION: TAX MAP : 31 PARCEL: 758 GRID 11 LOT 3
ELECTION DISTRICT : FIRST
ZONING: R-ED
PROPOSED USE FOR SITE : RESIDENTIAL
TOTAL NUMBER OF UNITS : 3
TYPE OF PROPOSED UNIT : SFD
DEED REFERENCE: 8205 / 660
PREVIOUS DPZ FILE NUMBERS : WP 79-56, WP-84-80, F-84-162
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0081 & 31EC
STA. No. 0081 N 572335.3648 ELEV. 477.89
E 1377504.0126
STA. No. 31EC N 570387.0462 ELEV. 477.73
E 1376436.6974
 - 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.
 - PROJECT BOUNDARY IS BASED ON HOWARD COUNTY GIS.
 - PROJECT TOPOGRAPHY IS BASED ON HOWARD COUNTY GIS.
 - THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
 - A SITE INVESTIGATION WAS PERFORMED IN APRIL, 2012 BY ECO-SCIENCE, INC. TO DETERMINE THE LIMITS OF THE EXISTING WETLAND. APPROXIMATE LIMITS OF THE WETLAND HAVE BEEN SHOWN ON THIS ECP. THE WETLAND HAS BEEN FLAGGED AND WILL BE FIELD SURVEYED AND THE EXACT LIMITS SHOWN ON SUBSEQUENT PLANS.
 - APPROVAL FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) IS REQUIRED PRIOR TO ANY DISTURBANCE, GRADING, OR FILLING IN THE STREAM, STREAM BUFFER, WETLAND, OR WETLAND BUFFER.
 - HORIZONTAL GEOMETRY OF THE MICRO-BIORETENTION MAY BE MODIFIED WHILE MAINTAINING SURFACE AREA.
 - APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLAN.
 - A TOTAL OF FIVE (5) SPECIMEN TREES EXIST ON-SITE. THREE TREES ARE PROPOSED TO BE REMOVED AND TWO TREES ARE PROPOSED TO REMAIN. A WAIVER TO SECTION 16.1205(a)(7) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WILL BE APPLIED FOR TO ALLOW FOR THE REMOVAL OF THE THREE SPECIMEN TREES.
 - 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 AND SITE PLAN STAGES. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
 - THE APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF ANY WAIVERS OR DESIGN DEVIATIONS. ALL ASPECTS OF THE PROJECT MUST CONFORM TO ALL HOWARD COUNTY AND STATE REGULATIONS UNLESS WAIVERS ARE GRANTED.

MILDENBERG, BOENDER & ASSOC., Inc.
 Engineers Planners Surveyors
 6800 Deerpark Road, Suite 150, Ellicott City, Maryland 21075
 (410) 997-0286 Fax: (410) 997-0286 Fax

BAUGHAN PROPERTY LOTS 5 THRU 7 AND BULK PARCEL 'A'
 RESUBDIVISION OF LOT 3 (5003 LANDING ROAD)
 TAX MAP 31, PARCEL 758
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ENVIRONMENTAL CONCEPT PLAN

Project: 12-008
 Illustration: JLS
 Scale: 1" = 60'
 Date: OCT 2012
 Engineering: JLS
 Approval: RJH

1 OF 1
 ECP-13-004