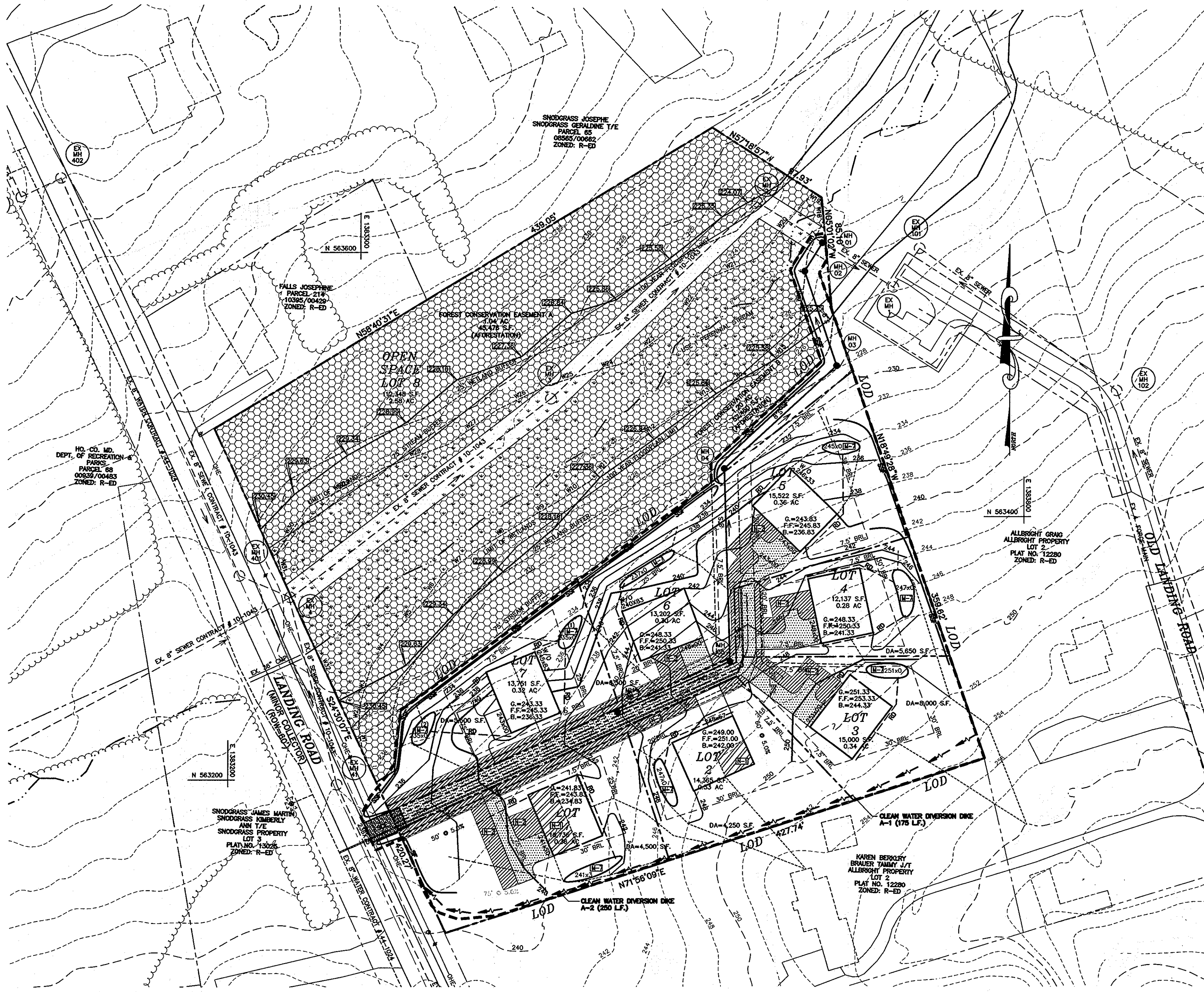


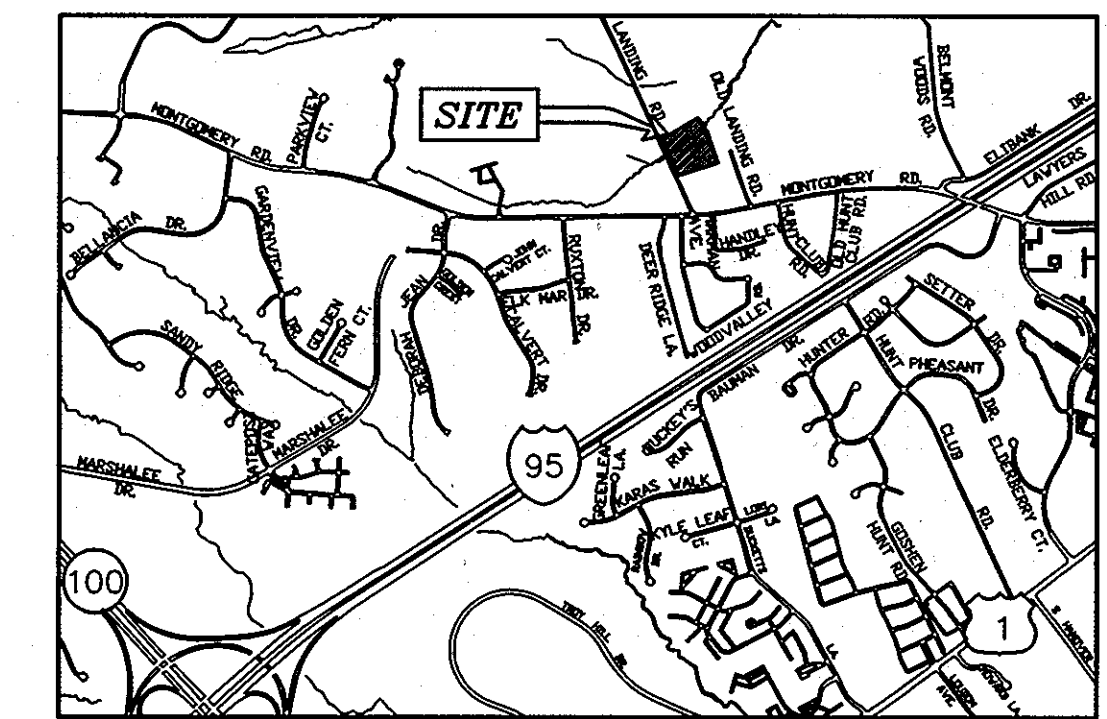
SOILS DESCRIPTION

Fg- (D) - FALLSINGTON SANDY LOAM, 0-2% SLOPES.
 Rg- (C) - RUSSETT FINE SANDY LOAM, 2-5% SLOPES.
 Rsc- (C) - RUSSETT FINE SANDY LOAM, 5-10% SLOPES.
 RuC- (C) - RUSSETT AND BELTSVILLE SOILS, 5-10% SLOPES.



SWM PRACTICES SCHEDULE

LOT #	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
LOT 1	N-1, ROOFTOP DISCONNECTION N-2, NON-ROOFTOP DISCONNECTION M-7, RAIN GARDEN	639 CF	693 CF
LOT 2	N-1, ROOFTOP DISCONNECTION N-2, NON-ROOFTOP DISCONNECTION M-7, RAIN GARDEN	352 CF	409 CF
LOT 3	N-2, NON-ROOFTOP DISCONNECTION M-7, RAIN GARDEN	356 CF	400 CF
LOT 4	N-2, NON-ROOFTOP DISCONNECTION M-7, RAIN GARDEN	465 CF	535 CF
LOT 5	N-2, NON-ROOFTOP DISCONNECTION M-7, RAIN GARDEN	266 CF	278 CF
LOT 6	N-2, NON-ROOFTOP DISCONNECTION M-7, RAIN GARDEN	446 CF	457 CF
LOT 7	N-2, NON-ROOFTOP DISCONNECTION M-7, RAIN GARDEN	539 CF	677 CF



VICINITY MAP
 SCALE: 1" = 2000'
 ADG: 4937 A-6

NOTES:

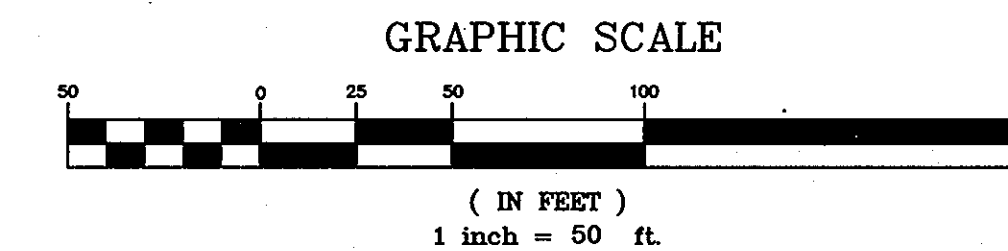
- SITE ANALYSIS DATA:**
 LOCATION: TAX MAP: 37, GRID 6, PARCEL: 66, LOT: 3
 ELECTION DISTRICT: FIRST
 ZONING: R-ED
 GROSS AREA: 4.89 AC.±
 AREA OF FLOODPLAIN: 1.37 AC.±
 AREA OF STEEP SLOPES: 0 AC.
 NET AREA: 3.52 AC.±
 NO. OF BUILDABLE LOTS ALLOWED (NET AREA/2) : 7
 NO. OF BUILDABLE LOTS PROPOSED : 7
 AREA OF OPEN SPACE REQUIRED (50%): 2.45 AC.±
 AREA OF OPEN SPACE PROPOSED: 2.58 AC.±
 PROPOSED USE FOR SITE : RESIDENTIAL
 TYPE OF PROPOSED UNIT : SFD
 DEED REFERENCE : 14429/281
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 3111 & 37CA
 STA. No. 3111 N 565,004.73252 E 1,381,586.8997 EL. 305.94
 STA. No. 37CA N 564,321.6873 E 1,382,742.8184 EL. 256.87
- 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 SECTION 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 SURVEY PERFORMED IN SEPTEMBER 2012 BY MILDENBERG, BOENDER AND ASSOCIATES, INC.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED IN SEPTEMBER 2010 BY MILDENBERG, BOENDER AND ASSOCIATES, INC.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY ON-SITE FOREST CONSERVATION (AFFORESTATION).
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- WETLAND STUDY AND FOREST STAND DELINEATION WERE PERFORMED BY ECO-SCIENCE, INC. IN SEPTEMBER, 2012.
- 100-YEAR FLOODPLAIN DELINEATION F-96-178, RECORDED UNDER PLAT NO. 12280.
- HORIZONTAL GEOMETRY OF THE MICRO-BIORETENTION FACILITIES MAY BE MODIFIED WHILE MAINTAINING SURFACE AREA.
- 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.
- NO GRADING OR DISTURBANCE IS ALLOWED IN THE STREAM, WETLANDS, THEIR BUFFER OR FLOODPLAIN AREA UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.

SITE ANALYSIS DATA:

- AREA OF THE SITE = 4.89 ACRES ±, LIMIT OF DISTURBANCE = 2.41 ACRES ±
- AREA OF THE ROAD DEDICATION = 0
- AREA OF WETLANDS AND ITS BUFFERS = 1.49 ACRES ±
- AREA OF FLOODPLAIN = 1.37 ACRES ±
- AREA OF STREAM BUFFER = 1.75 ± ACRES
- AREA OF STEEP SLOPES = 0 ACRES
- AREA OF FOREST = 0 ACRES
- TOTAL ENVIRONMENTAL SENSITIVE AREA = 1.88 ACRES ±
- DEVELOPABLE AREA = 2.31 ACRES ±
- ENVIRONMENTAL SENSITIVE AREAS WITHIN DEVELOPABLE AREA = 0 ACRES
- NO SLOPES OF 15%-24.99% OR SLOPES OF 25% OR GREATER EXIST ON SITE
- NO ERODABLE SOILS EXISTS ON SITE
- SEVEN NEW SINGLE FAMILY DETACHED DWELLINGS ARE PROPOSED.
- OPEN SPACE PROVIDED: 2.58 ACRES ±

ESD NARRATIVE

- NO DISTURBANCE TO THE ONSITE FLOODPLAIN, STREAMS, WETLANDS, OR THEIR ASSOCIATED BUFFERS IS PROPOSED AS PART OF THIS PROJECT OTHER THAN THE NECESSARY SEWER CONNECTION. THE PROPOSED NON-STRUCTURAL PRACTICES, 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.
- THE USE OF NON-STRUCTURAL PRACTICES (ROOFTOP AND NON-ROOFTOP DISCONNECTION) WAS EXPLORED AND USED TO THE MAXIMUM EXTENT PRACTICAL.
- 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. AREAS OF CONCENTRATED FLOW WILL BE MITIGATED THROUGH THE USE OF CHECK DAMS (TEMPORARY).
- 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 NON-STRUCTURAL PRACTICES WHERE REASONABLE, AND HAVING NO DISTURBANCE IN THE STREAM, WETLAND, FLOODPLAIN, OR THEIR ASSOCIATED BUFFERS.
- 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. ROOFTOP DISCONNECTION (N-1)
 B. NON-ROOFTOP DISCONNECTION (N-2)
 C. MICRO-SCALE PRACTICES (M-7)



LEGEND

- IMPERVIOUS AREA TREATED BY N-1, ROOFTOP DISCONNECTION
- ROOFTOP DISCONNECTION (N-1) FLOW PATH WITH DISTANCE AND SLOPE
- IMPERVIOUS AREA TREATED BY N-2, NON-ROOFTOP DISCONNECTION
- TREATMENT AREA OF NON-ROOFTOP DISCONNECTION (N-2)
- DRAINAGE AREA TO RAIN GARDENS (M-7)
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- SILT FENCE
- ROOF DRAIN LEADER
- CLEAN WATER DIVERSION DIKE

OWNER
 DORSEY FAMILY PROPERTY, LLC
 10717 BIRMINGHAM WAY
 WOODSTOCK, MARYLAND 21163
 (301) 725-7059

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 1/10/13
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 1/28/13



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. 17942, EXP DATE 9/3/14.

R. JACOB HIKMAT P.E.

Project	12-024
date	DEC. 2012
illustration	MMM
scale	1" = 50'
approval	MMM
revisions	RIH

description	no.	date

LANDING MEADOW
 LOTS 1 THRU 7 AND OPEN SPACE LOT 8
 TAX MAP: 37, GRID 6, PARCEL: 66, LOT: 3 (ZONED: R-ED)
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
ENVIRONMENTAL CONCEPT PLAN (ECP)

MILDENBERG, BOENDER & ASSOC., INC.
 Surveyors
 Planners
 Engineers
 6800 Deerpath Road, Suite 150, Elkridge, Maryland 21075
 (410) 987-0286 Fax: (410) 987-0288 Fax.