

**ESD NARRATIVE**

- WITH THE EXCEPTION OF FOREST, NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS OR THEIR ASSOCIATED BUFFERS EXIST ON-SITE. THE PROPOSED ALTERNATIVE SURFACES AND MICRO-BIORETENTION FACILITIES WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS SINCE NO EXISTING TREATMENT EXISTS FOR THE EXISTING BUILDING AND PARKING AREA. DISTURBANCE TO THE EXISTING FOREST WAS LIMITED AS MUCH AS POSSIBLE, AND THE DESIGN ACCOUNTS FOR PRESERVING THE EXISTING SPECIMEN TREE.
- 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 SUCH AS ROOFTOP AND NON-ROOFTOP DISCONNECTION WAS CONSIDERED AND REJECTED DUE TO THE LARGE AMOUNT OF PAVING PROPOSED AND THE FACT THAT THE PROPOSED BUILDINGS WILL BE SURROUNDED BY THE PROPOSED PARKING AREAS. IT WAS DETERMINED THAT THE BEST ESD METHODOLOGY WOULD BE TO TREAT THE BUILDINGS USING MICRO-BIORETENTION FACILITIES, THE PARKING LOTS AND SIDEWALKS USING ALTERNATIVE SURFACES AND THE WIDENING OF OLD FREDERICK ROAD USING GRASSED SWALES.
- 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.
- 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:
  - ALTERNATIVE SURFACES (A-2)
  - GRASSED SWALES (M-8)
  - MICRO-SCALE PRACTICES (M-6)

**LEGEND**

- IMPERVIOUS AREA TREATED BY M-6, MICRO-BIORETENTION
- AREA OF A-2, PERVIOUS CONCRETE
- DRAINAGE AREA TO A-2, PERVIOUS CONCRETE
- DRAINAGE AREA TO M-6, MICRO-BIORETENTION
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- SILT FENCE
- EVERGREEN TREE W/DIA.
- DECIDUOUS TREE W/DIA.
- MICRO-BIORETENTION FACILITY (M-6) 1D.
- STABILIZED CONSTRUCTION ENTRANCE

**SITE ANALYSIS DATA:**

- AREA OF THE SITE = 5.89 AC  
LIMIT OF DISTURBANCE (LOD) = 4.35 AC (INCLUDING OFFSITE)
- AREA OF WETLANDS AND ITS BUFFERS = 0
- AREA OF FLOODPLAIN = 0  
AREA OF 35' ENVIRONMENTAL SETBACK (FLOODPLAIN) = 0
- AREA OF STREAM BUFFER = 0
- AREA OF STEEP SLOPES (15% OR GREATER FOR A VERTICAL DISTANCE OF 10 FEET OR MORE) = 0
- AREA OF FOREST = 1.62 AC ±
- TOTAL ENVIRONMENTAL SENSITIVE AREA\* = 0  
\*TOTAL AREA OF STREAM AND STREAM BUFFERS, WETLANDS AND WETLAND BUFFERS, 100-YEAR FLOODPLAIN AREAS, AND STEEP SLOPE AREAS (≥25% SLOPE ONLY), TAKING OVERLAPPING INTO ACCOUNT
- THIS SITE CONTAINS GLENELG LOAM WHICH IS ONLY HIGHLY ERODIBLE WHERE THE SLOPE EXCEEDS 5% AND IT IS EXCAVATED TO A DEPTH BETWEEN 10 AND 30 INCHES.
- FOUR (4) OFFICE BUILDINGS WITH A COMBINED GROSS SQUARE FOOTAGE OF 40,800 GSF ARE PROPOSED. NO SUBDIVISION OF THE PROPERTY IS PROPOSED.
- TOTAL IMPERVIOUS AREA (INCLUDES PERVIOUS CONCRETE): 2.99 AC / 130,075 SF  
BUILDINGS: 0.94 AC / 40,800 SF  
PARKING LOT (PARKING - PERVIOUS): 0.69 AC / 29,926 SF  
PARKING LOT (AISLES AND CURBS - IMPERVIOUS): 1.14 AC / 49,819 SF  
SIDEWALKS (PERVIOUS): 0.09 AC / 3,875 SF  
OLD FREDERICK ROAD WIDENING (IMPERVIOUS): 0.13 AC / 5,655 SF

**ALL EXISTING TREES WITHIN THE LIMIT OF DISTURBANCE (LOD) WILL BE REMOVED UNLESS OTHERWISE NOTED**

**OWNER**

WOODBINE BRANTLY, LLC  
5100 DORSEY HALL DRIVE  
ELLICOTT CITY, MARYLAND 21042  
(410)964-0300

**SOILS DESCRIPTION**

SYMBOL	HYDROLOGICAL DESCRIPTION
GgB	GLENELG LOAM, 3 TO 8% SLOPE
GgC	GLENELG LOAM, 8 TO 15% SLOPE

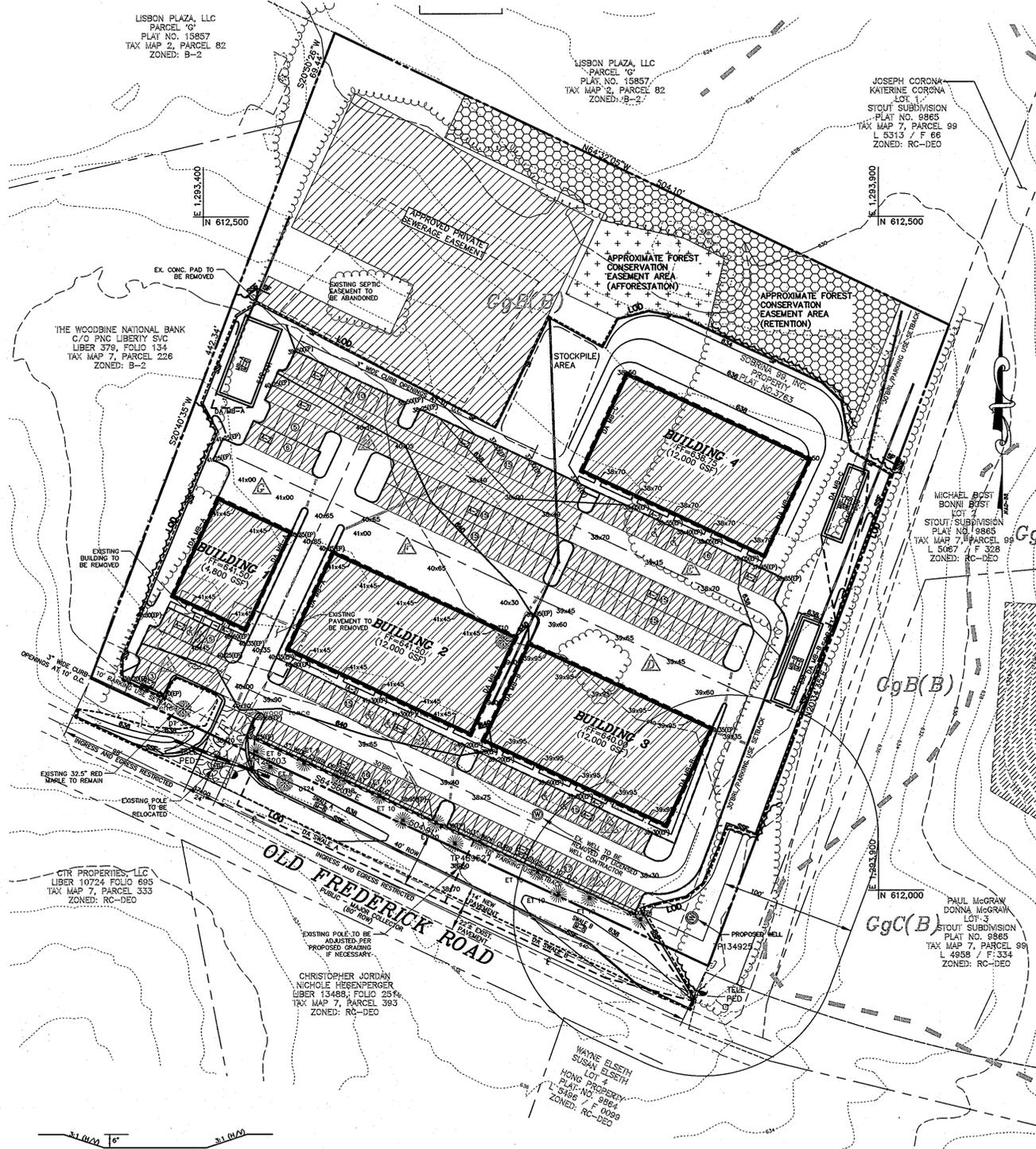
APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*[Signature]*  
CHIEF, DIVISION OF LAND DEVELOPMENT

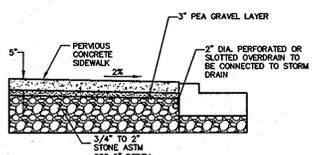
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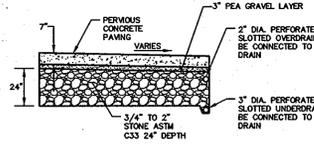
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 40091, EXP. DATE 2/13/15.  
*[Signature]*  
JEFFREY L. SLOMAN, P.E.  
4/17/13  
DATE



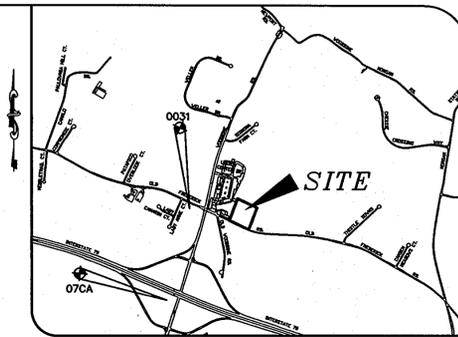
**GRASSED SWALE (M-8) DETAIL**



**PERVIOUS CONCRETE SIDEWALK (A-2) DETAIL**



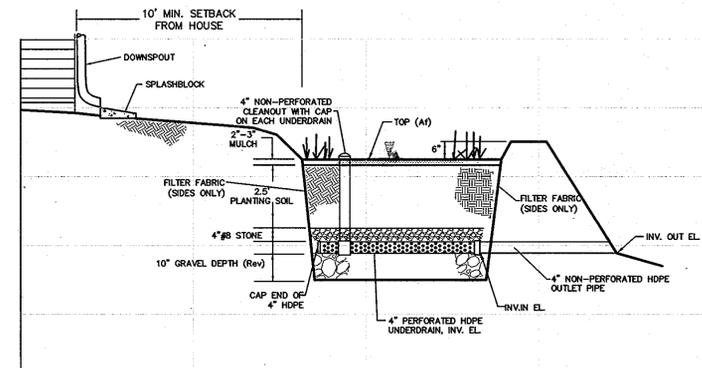
**PERVIOUS CONCRETE PARKING STALL (A-2) DETAIL**



**VICINITY MAP**  
1" = 2000'  
ADC MAP 10 GRID C7

**NOTES:**

- SITE ANALYSIS DATA:  
LOCATION: TAX MAP: 7 GRID: 6 PARCEL: 478 LOT: 1  
ELECTION DISTRICT: FOURTH  
ZONING: B-2  
TOTAL AREA: 5.89 AC ±  
LIMIT OF DISTURBED AREA: 4.35 AC ± (INCLUDING OFFSITE)  
PROPOSED USE FOR SITE: COMMERCIAL (OFFICE)  
GROSS FLOOR AREA: 40,800 GSF  
GROSS FLOOR AREA RATIO: 0.16  
REQUIRED PARKING: (3.3 SP / 1000 SF) = 135 SPACES  
PROVIDED PARKING: 168 SPACES  
DEED REFERENCE: 08084 / 00137  
PREVIOUS DPZ FILES: F-78-03, SDP-92-77
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 07CA & 0031  
STA. No. 07CA N 610,731.3284 E 1,292,224.3055 EL. 619.312  
STA. No. 0031 N 612,408.1774 E 1,292,800.7066 EL. 632.207
- 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 COMMERCIAL BUILDINGS ON THIS PROPERTY.
- BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY FISHER, COLLINS, AND CARTER, INC. IN SEPTEMBER, 2005.
- ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY FISHER, COLLINS, AND CARTER, INC. IN SEPTEMBER, 2005. OFFSITE TOPOGRAPHY BASED ON HOWARD COUNTY GIS.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.8200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS DEVELOPMENT, WILL BE FULFILLED BY ON-SITE FOREST CONSERVATION (RETENTION AND AFForestation).
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE, INC. IN JANUARY, 2013.
- APPROVAL OF THIS EOP 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 STREAMS, WETLANDS, THEIR ASSOCIATED BUFFERS, STEEP SLOPES, OR FLOODPLAIN AREAS EXIST ON-SITE.
- THE EXISTING STRUCTURE AND EXISTING PAVEMENT ON-SITE SHALL BE REMOVED.



**MICRO-BIORETENTION (M-6) DETAIL**

**SWM PRACTICES SCHEDULE**

AREA	ESD METHOD	ESDv (TARGET / REQ)	ESDv (PROVIDED)
PARKING LOT AREA A1	PERVIOUS CONCRETE (A-2)	166 CF	459 CF
PARKING LOT AREA A2	PERVIOUS CONCRETE (A-2)	611 CF	978 CF
PARKING LOT AREA B1	PERVIOUS CONCRETE (A-2)	415 CF	1,182 CF
PARKING LOT AREA B2	PERVIOUS CONCRETE (A-2)	1,464 CF	1,247 CF
PARKING LOT AREA C1	PERVIOUS CONCRETE (A-2)	479 CF	1,323 CF
PARKING LOT AREA C2	PERVIOUS CONCRETE (A-2)	1,802 CF	1,345 CF
PARKING LOT AREA D	PERVIOUS CONCRETE (A-2)	2,044 CF	2,338 CF
PARKING LOT AREA E	PERVIOUS CONCRETE (A-2)	1,665 CF	1,299 CF
PARKING LOT AREA F	PERVIOUS CONCRETE (A-2)	1,839 CF	1,891 CF
PARKING LOT AREA G	PERVIOUS CONCRETE (A-2)	706 CF	468 CF
PARKING LOT AREA H	PERVIOUS CONCRETE (A-2)	2,757 CF	5,490 CF
BUILDING 1 & 2 (FACILITY MB-A)	MICRO-BIORETENTION (M-6)	3,080 CF	2,165 CF
BUILDING 3 (FACILITY MB-B)	MICRO-BIORETENTION (M-6)	2,200 CF	1,200 CF
BUILDING 4 (FACILITY MB-C)	MICRO-BIORETENTION (M-6)	2,200 CF	1,013 CF
SIDEWALK	PERVIOUS CONCRETE (A-2)	710 CF	678 CF
OLD FREDERICK ROAD WIDENING (WEST)	GRASSED SWALE (M-8)	632 CF	344 CF
OLD FREDERICK ROAD WIDENING (EAST)	GRASSED SWALE (M-8)	397 CF	283 CF
TOTAL		23,197 CF (REQ)	23,703 CF

Project: 12-095, date: APR 2013  
 Illustration: JLS, engineering  
 Scale: 1"=50', JLS, approval  
 Revisions: [Table with description and date columns]

**WILSON VILLAGE**  
 15850 OLD FREDERICK ROAD, WOODBINE, MD  
 TAX MAP 7 GRID 6 PARCEL 478 LOT 1  
 4th ELECTION DISTRICT

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 6000 Deepwater Road, Suite 150, Ellicott City, Maryland 21075  
 (410) 997-0288 Fax: (410) 997-0286

**ENVIRONMENTAL CONCEPT PLAN**

1 OF 1  
 ECP-13-050