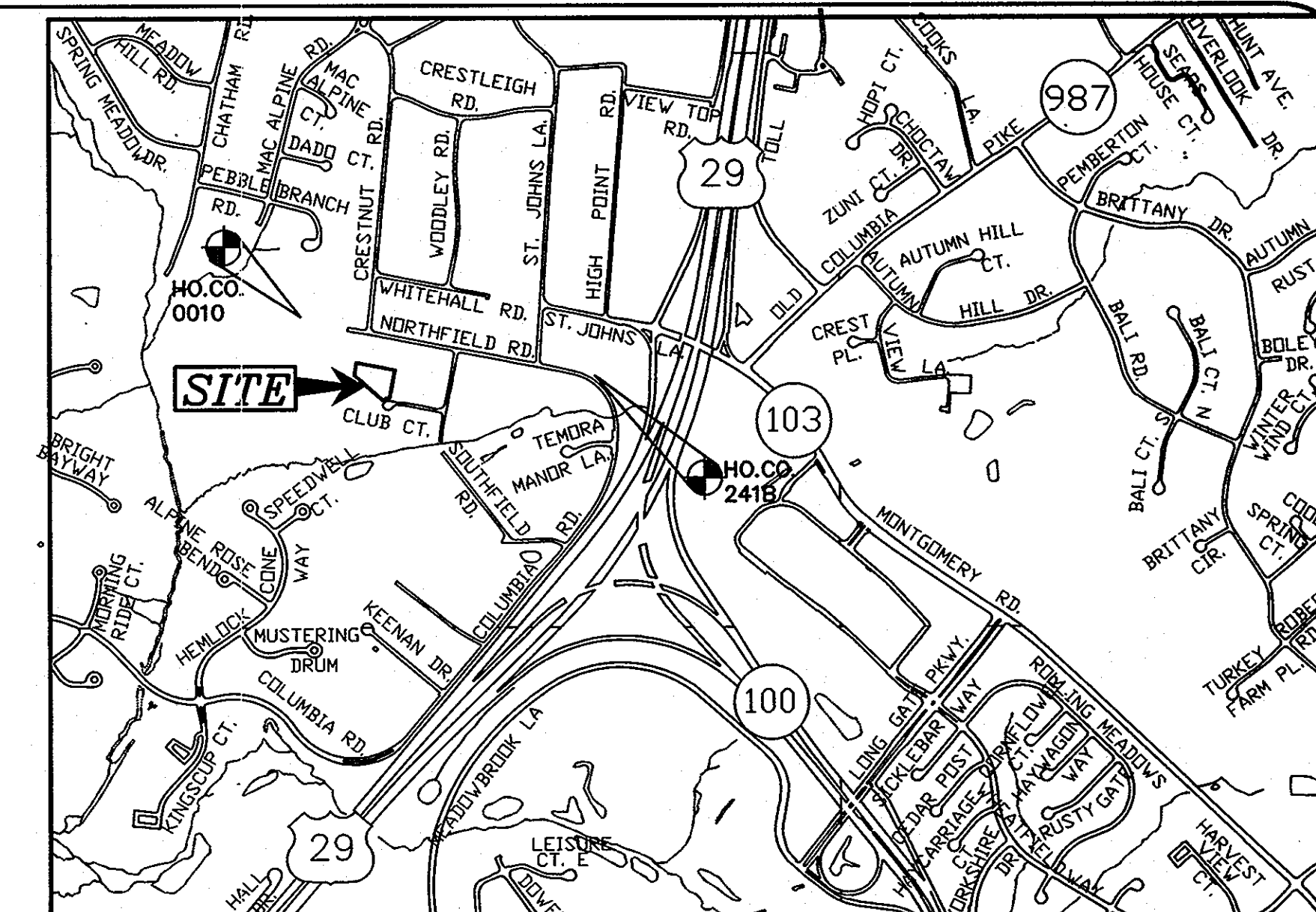


SOILS DESCRIPTION

LoB- (B) - LEGORE-MONTALTO-URBAN LAND COMPLEX, 0-8% SLOPES (SOIL MAP # 13)

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
LOT #16	ROOFTOP DISCONNECTIONS (N-1) MICRO-BIORETENTION (M-6)	315.9 C.F.	432.0 C.F.



VICINITY MAP

SCALE: 1"=1000'
ADC MAP 27 GRID D-2

NOTES:

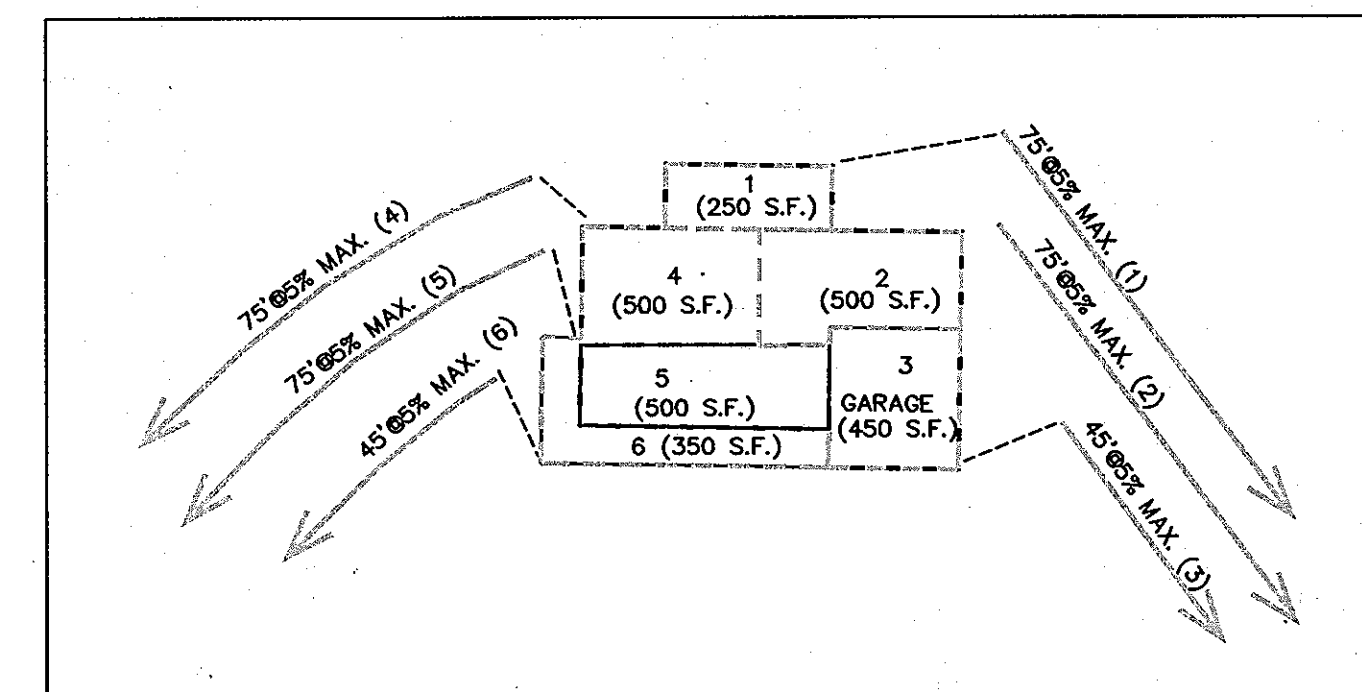
- SITE ANALYSIS DATA:
LOCATION: TAX MAP 24 PARCEL 696 LOT 16 GRID: 23
ELECTION DISTRICT: SECOND
ZONING: R-20
TOTAL AREA: 1.03 AC ±
AREA OF ROAD DEDICATION: 0
LIMIT OF DISTURBED AREA: 0.74 AC ±
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 1
TYPE OF PROPOSED UNIT: SFD
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 24B AND 0010.
STA. No. 24B N 578,753.5105, E 1,362,302.9147, ELEV. 390.5419
STA. No. 0010 N 579,167.0867, E 1,360,260.357, ELEV. 357.136
- 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 DWELLING ON THIS PARCEL.
- 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 NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- 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.
- NO FOREST EXISTS ON SITE.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.

SITE ANALYSIS DATA:

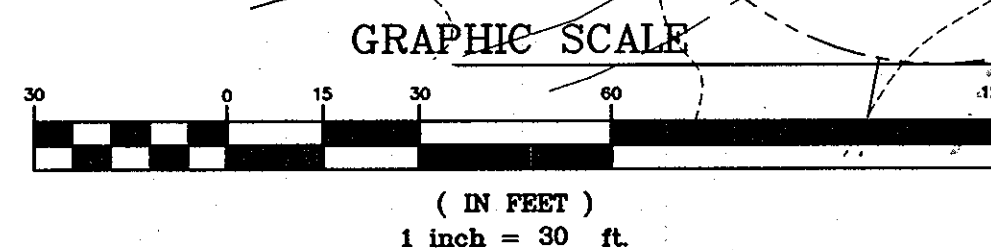
- AREA OF THE SITE = 1.03 AC ± (44,657 S.F.)
- LIMIT OF DISTURBANCE = 0.74 AC ± (32,260 S.F.)
- AREA OF THE ROAD DEDICATION = 0
- AREA OF WETLANDS AND ITS BUFFERS = 0
- AREA OF FLOODPLAIN AND BUFFERS = 0
- AREA OF STREAM BUFFER = 0
- AREA OF STEEP SLOPES (15% OR GREATER) AND BUFFERS = 0
- AREA OF FOREST = 0
- TOTAL ENVIRONMENTAL SENSITIVE AREA = 0
- DEVELOPABLE AREA = 0.74 ± ACRES (32,260 S.F.)
- PROPOSED GREEN OPEN SPACE AREA = 0.92 AC ± (39,790 S.F.)
- PROPOSED IMPERVIOUS AREA = 0.11 AC ± (4,860 S.F.)
- AREA OF ERODIBLE SOILS = 1.03 AC ± (44,657 S.F.)
- THIS SITE CONTAINS LoB SOILS.
- ONE NEW SINGLE FAMILY DETACHED DWELLING IS PROPOSED.

ESD NARRATIVE

- NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS, OR REGULATED FOREST LAND EXIST ON-SITE. THE PROPOSED ROOFTOP DISCONNECTIONS (N-1) AND MICRO-BIORETENTION (M-6) WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT.
- 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 WHERE POSSIBLE WERE USED TO THE MAXIMUM EXTENT. ROOFTOP DISCONNECTIONS WAS UTILIZED. STRUCTURAL PRACTICES WERE NOT USED. USE OF THE ALTERNATIVE SURFACES WAS INVESTIGATED. DUE TO THE EXISTING TERRAIN, (AVERAGE SLOPE OF 12%) IS NOT FEASIBLE.
- 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 WERE UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS. ESD PLANNING TECHNIQUES FAVOR NON-STRUCTURAL PRACTICES OVER STRUCTURAL PRACTICES. BY IMPLEMENTING ROOFTOP DISCONNECTIONS (N-1) TO THE MAXIMUM EXTENT PRACTICAL FOR THIS PROJECT, ESD PLANNING HAS BEEN ACHIEVED.
- 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. DISCONNECTION OF ROOFTOP (N-1)
B. MICRO-BIORETENTION (M-6)



ROOFTOP DISCONNECTION AREA:



LEGEND

- AREA TREATED BY M-6, MICRO-BIORETENTION
- AREA TREATED BY N-1, ROOFTOP DISCONNECTIONS
- N-1, ROOFTOP DISCONNECTION
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE

OWNER/DEVELOPER

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

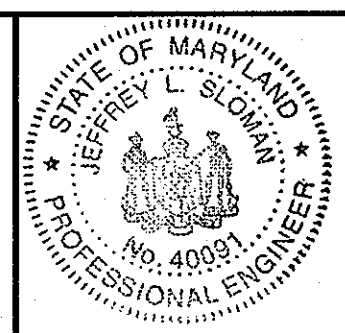
APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

11/22/13 DATE

11-21-13 DATE



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

JEFFREY SLOMAN P.E.

11/14/13 DATE

Project	date	NOV. 2013
13-014	illustration	MM
	approval	MM
	scale	1"=30'

no.	description	date
	revisions	

CRESTLEIGH LOT 16
 TAX MAP 24 PARCEL 696 LOT 16 CRESTLEIGH SECTION 2
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ENVIRONMENTAL CONCEPT PLAN

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