

SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #
GhB	B	GLENELG-URBAN LAND COMPLEX, 0-8% SLOPES	0.20	23
GmC	C	GLENVILLE SILT LOAM, 8-15% SLOPES	0.37	23

LEGEND

- M-5. AREA TREATED BY MODERATE DRYWELLS
- A-2 AREA TREATED BY PERMEABLE PAVEMENT.
- SOIL LINE AND SOIL TYPE
- M-5, SC-740 STORMTECH CHAMBER (MOD. DRY WELL)
- LIMIT OF DISTURBANCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- AREA TREATED BY ROOFTOP DISCONNECTIONS (N-1)
- 75' @ 5% N-1 ROOFTOP DISCONNECTION

ESD NARRATIVE

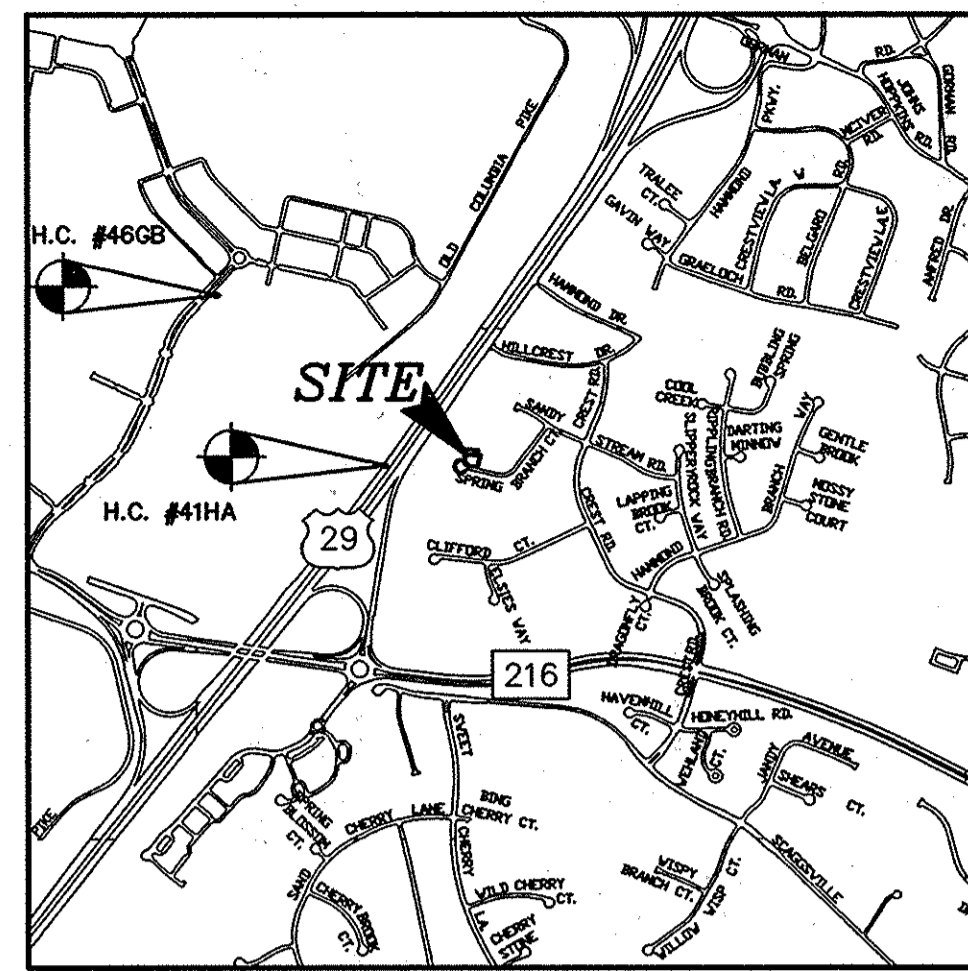
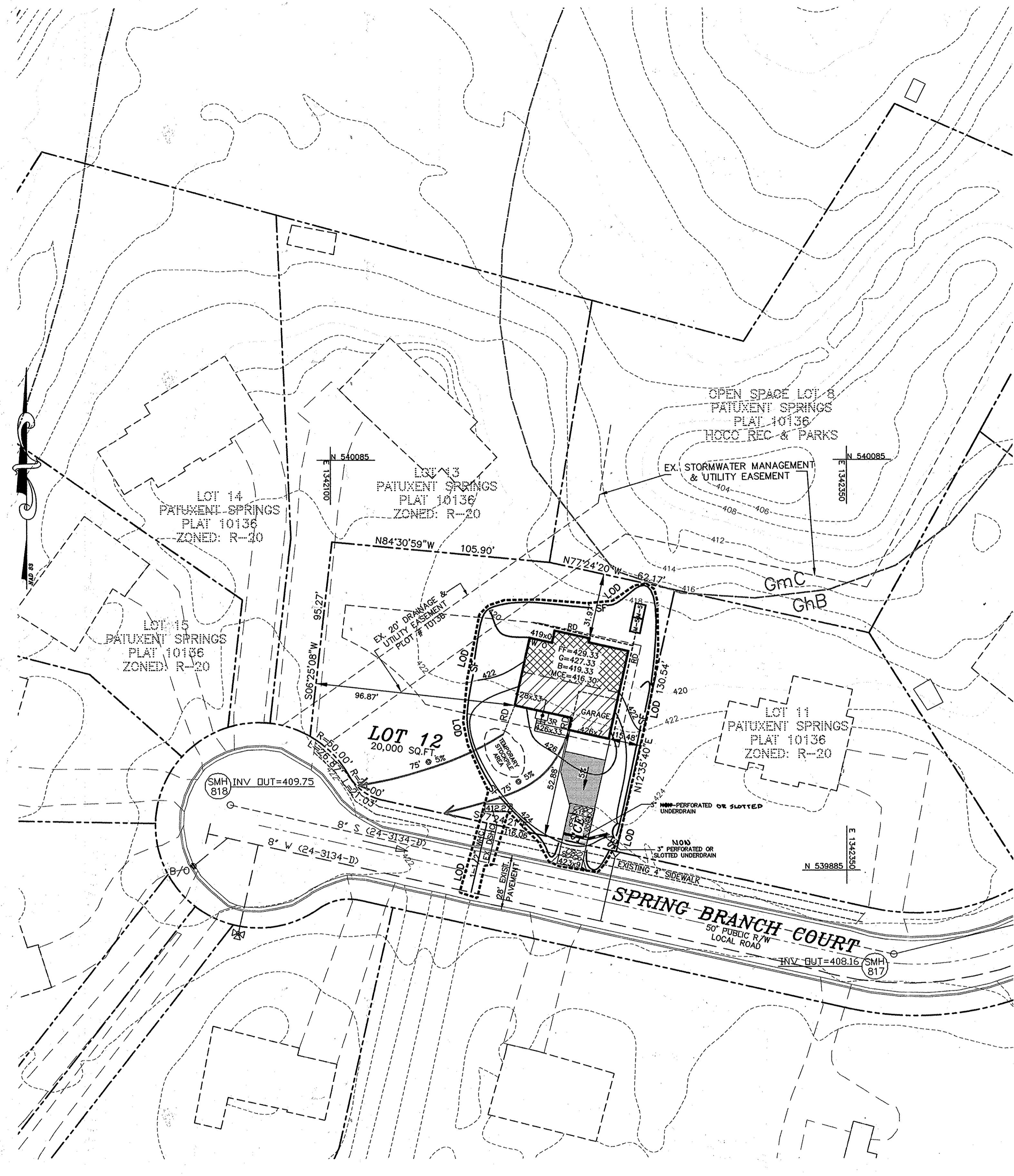
- THE SITE DOES NOT CONTAIN ANY STEEP SLOPES, WETLANDS, FLOODPLAIN, FORESTED AREA, STREAMS, OR ITS BUFFERS. ROOFTOP DISCONNECTIONS, PERMEABLE PAVEMENT, AND MODIFIED DRY WELLS WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DWELLING.
- THE IMPROVEMENTS PROPOSED WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSELY AS POSSIBLE. NO IMPACT IS PROPOSED THAT WOULD ALTER ANY NATURAL FLOW PATTERNS.
- FOR THIS PROJECT THE USE OF NON-STRUCTURAL ESD PRACTICES SUCH AS ROOFTOP DISCONNECTIONS (N-1) AND NON-ROOFTOP DISCONNECTIONS (N-2) WAS EXPLORED. ROOFTOP DISCONNECTIONS (N-1) WILL BE USED WHENEVER POSSIBLE. DUE TO THE TOPOGRAPHY AND SMALL SIZE OF THE PROPERTY, NON-ROOFTOP DISCONNECTIONS ARE NOT FEASIBLE. FOR MAJORITY OF THE DRIVEWAY, TREATMENT WILL BE PROVIDED THROUGH THE USE OF PERMEABLE PAVEMENT (A-2). PART OF THE PROPOSED DWELLING WILL BE TREATED THROUGH THE USE OF MODIFIED DRY WELLS (M-5).
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDC STANDARDS AND SPECIFICATIONS UTILIZING SILT FENCES. NO CONCENTRATION FLOW IS PROPOSED. NO SEDIMENT TRAPS OR BASINS ARE REQUIRED.
- TABLE S.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WERE UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BY UTILIZING A PERMEABLE DRIVEWAY AND MINIMIZING EARTH DISTURBANCE.
- IN DESIGNING THIS PROJECT, AND AFTER WE PLANNED THE PROJECT TO MINIMIZE IMPERVIOUS AREAS, WE UTILIZED ESD MEASURES IN THE FOLLOWING ORDER OF PREFERENCE:
 - ROOFTOP DISCONNECTIONS (N-1)
 - PERMEABLE PAVEMENT (A-2)
 - MODIFIED DRY WELLS (M-5)

SITE ANALYSIS DATA:

- AREA OF THE SITE = 20,000 S.F. OR 0.46 AC ±
- AREA OF THE ROAD DEDICATION = 0
- AREA OF WETLANDS AND ITS BUFFERS = 0
- AREA OF FLOODPLAIN = 0
- AREA OF STREAM BUFFER = 0
- AREA OF FOREST = 0
- AREA OF STEEP SLOPES = 0
- AREA OF ERODABLE SOILS = 0
- LIMIT OF DISTURBANCE AREA = 10454 S.F. OR 0.24 AC ±
- ONE NEW SINGLE FAMILY HOME IS PROPOSED.
- PROPOSED GREEN OPEN SPACE AREA = 7405.2 S.F. OR 0.17 AC ±
- IMPERVIOUS AREA: 2,940 S.F. OR 0.07 AC ±
- PERCENT IMPERVIOUS (I): 14.67% (ROUND TO 15%) $P_e = 1"$

SWM PRACTICES SCHEDULE

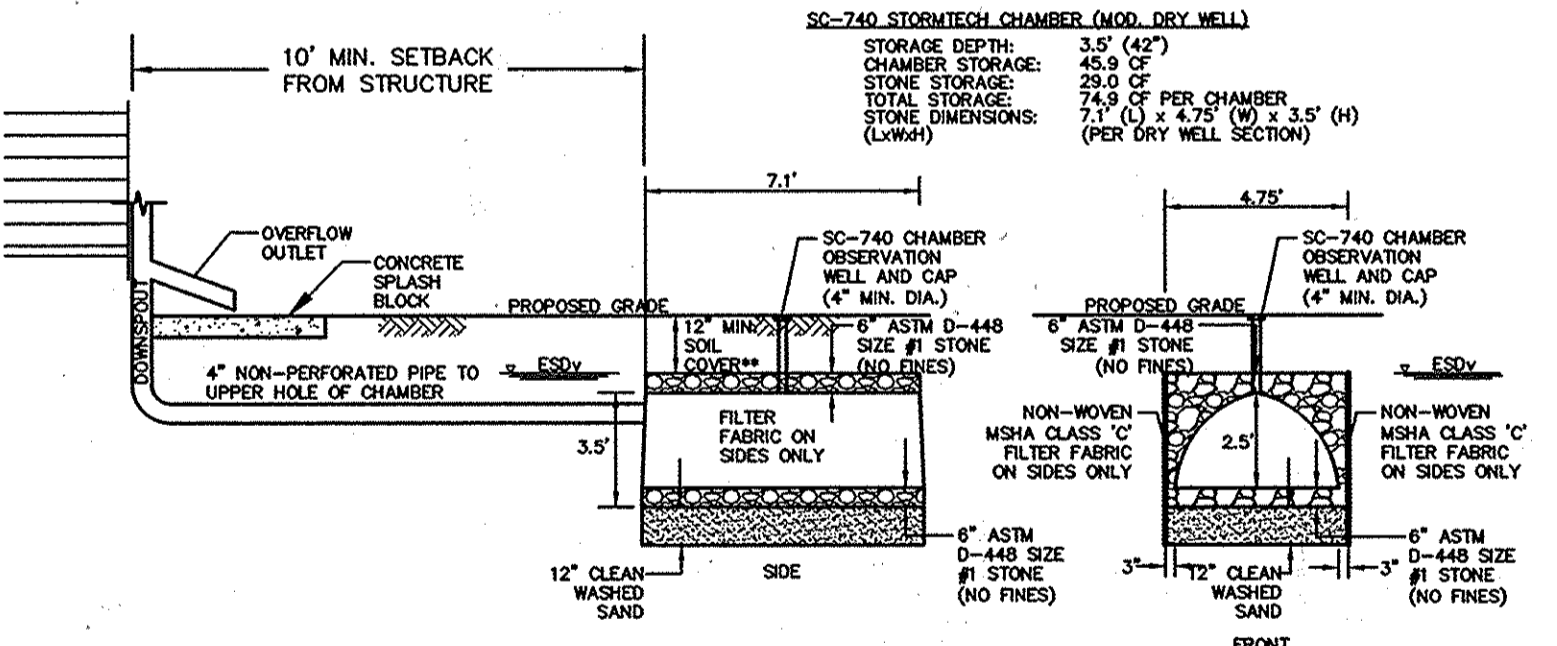
LOT #	PROPOSED PRACTICES	REQUIRED ESDV	PROVIDED ESDV
LOT 12	A-2, PERMEABLE PAVEMENT M-5, MOD. DRY WELLS N-1, ROOFTOP DISCONNECTION	233 CF	303.4 CF



VICINITY MAP
SCALE: 1"=2000'
ADC MAP: 39 GRID: C-2

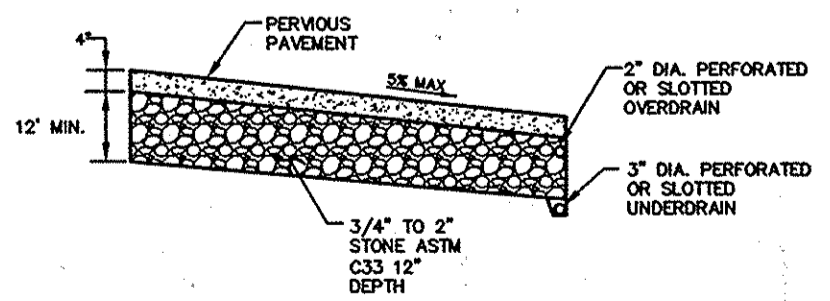
NOTES:

- SITE INFORMATION:
LOCATION: TAX MAP: 46 GRID: 4 PARCEL: 194 LOT: 12
ELECTION DISTRICT: FIRST
ZONING: R-20
DEED REFERENCE: 03346/00459
PREVIOUS DPZ NUMBERS: S-90-011, S-90-021, P-90-021, WP-90-072, WP-92-090, WP-90-201
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 3708 & 3844
STA. No. 4608 N 539,929.993 E 1,341,455.611 EL. 412.62
STA. No. 4114 N 541,304.905 E 1,340,112.202 EL. 431.02
- 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 THE BUILDING ON THIS SITE.
- BOUNDARY SHOWN HEREON IS BASED ON RECORD PLAT ENTITLED "PATUXENT SPRINGS- LOT 12 PLAT No. 10136"
- ONSITE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY MILDENBERG, BOENDER & ASSOCIATES INC. IN MAY, 2014. OFFSITE TOPOGRAPHY BASED ON HOWARD COUNTY GIS.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BECAUSE IT INVOLVES DEVELOPMENT OF LAND LESS THAN 10,000 SQUARE FEET IN SIZE PER SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- 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.



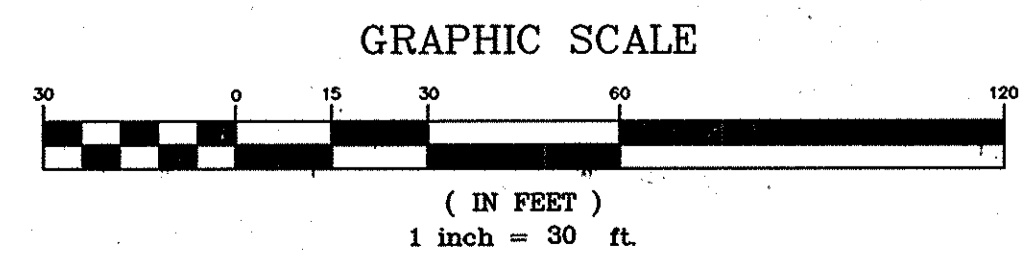
MODIFIED DRY WELL (M-5) DETAIL
NOT TO SCALE

NOTE: ADJUST COVER OVER CHAMBER TO ENSURE THAT THE CLEAN WASHED SAND LAYER IS NOT PLACED IN FILL.



PERVIOUS CONCRETE DRIVEWAY (A-2) DETAIL
NOT TO SCALE

OWNER / DEVELOPER
BURKARD HOMES, LLC
5300 DORSEY HALL DRIVE
ELKRIDGE, MD 21075
(443) 367-0422



APPROVED: DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 4-18-16



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 9/3/2016.
 R. JACOB HIKMAT, P.E.
 217116

project	16-003	date	APR. 2016
illustration	MMM	engineering	MMM
scale	1"=30'	approval	MMM

no.	description	revisions	date
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PATUXENT SPRINGS - LOT 12
 SINGLE FAMILY DETACHED
 SPRING BRANCH COURT, LAUREL, MD 20723 -
 TAX MAP 46, GRID 4, PARCEL 194
 HOWARD COUNTY, MARYLAND
 FIRST ELECTION DISTRICT
 ENVIRONMENTAL CONCEPT PLAN (ECP)

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7350-B Grace Drive, Columbia, Maryland 21044
 (410) 997-0296 Fax (410) 997-0298 Pbx