

SWM SUMMARY TABLE

LOT	ESD REQUIRED	SWM PRACTICE	ESD PROVIDED
2	209 C.F.	MICRO-BIORETENTION (M-6)	285 C.F.
3	N/A	N/A	N/A
4	209 C.F.	MICRO-BIORETENTION (M-6)	312 C.F.
5	209 C.F.	MICRO-BIORETENTION (M-6)	269 C.F.
6	209 C.F.	MICRO-BIORETENTION (M-6)	312 C.F.
8	209 C.F.	MICRO-BIORETENTION (M-6)	312 C.F.
1, 7 & DRIVEWAYS	1,623 C.F.	MICRO-BIORETENTION (M-6)	1,990 C.F.
TOTAL	2,668 C.F.		3,480 C.F.

ECP SITE ANALYSIS DATA:

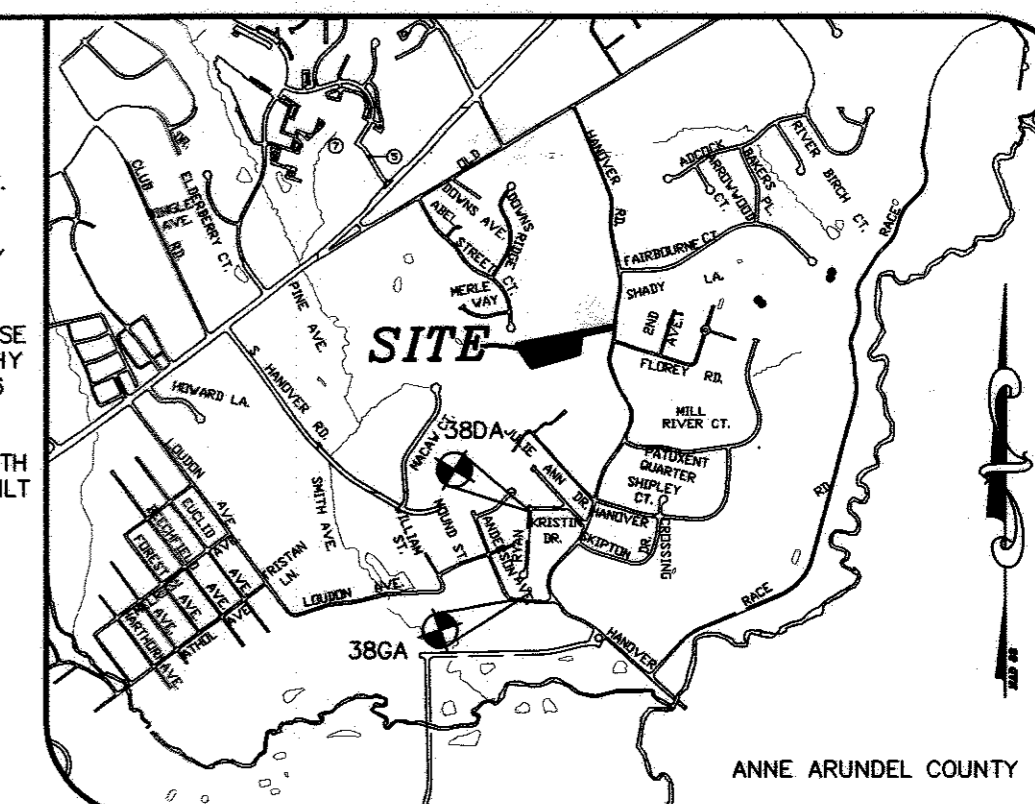
1. AREA OF THE SITE = 3.26 AC ±
2. IMPERVIOUS AREA = 0.79 AC ±
3. AREA OF WETLANDS AND ITS BUFFERS = 0.24 AC ±
4. AREA OF FLOODPLAIN = 0.14 AC ±
5. AREA OF EXISTING FOREST = 0.16 AC ±
6. AREA OF STREAM BUFFER = 0.16 AC ±
7. AREA OF STEEP SLOPES 15% OR GREATER = 0.0 AC ±
8. AREA OF STEEP SLOPES 25% OR GREATER = 0.0 AC ±
9. AREA OF ERODABLE SOILS = 0.04 AC ±
10. LIMIT OF DISTURBANCE AREA = 2.89 AC ±
11. 7 NEW SINGLE FAMILY DETACHED LOTS ARE PROPOSED.
12. GREEN OPEN AREA (PERVIOUS) = 2.47 AC ±

SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	MAP #	COMMENTS
Fa	(D)	FALLSINGTON SANDY LOAM, 0-2% SLOPES.	.02	20	HYDRIC SOIL
RaC	(C)	RUSSETT FINE SANDY LOAM, 5-10% SLOPES.	.24	20	---
RaD	(C)	RUSSETT FINE SANDY LOAM, 10-15% SLOPES.	.24	20	---
SfB	(B)	SASSAFRAS GRAVELLY SANDY LOAM, 2-5% SLOPES	.32	20	---
UcD	(D)	URBAN LAND-CHILLUM-BELTVILLE COMPLEX, 5-15%	.37	20	HIGHLY ERODABLE

ESD NARRATIVE

1. THE PROPERTY CONTAINS WETLAND, STREAM AND FLOODPLAIN. ALL THE NATURAL RESOURCES HAVE BEEN PLACED ONTO AN OPEN SPACE LOT WHICH IS LOCATED ON THE NORTHWEST CORNER OF THE PROPERTY. NO FOREST OR SPECIMEN TREES EXIST ON SITE.
2. 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.
3. EXISTING DRIVEWAY HAS BEEN ELIMINATED, WHICH CREATED MORE OPEN SPACE AREA. USE OF NON-STRUCTURAL PRACTICES WERE INVESTIGATED. DUE TO THE EXISTING TOPOGRAPHY AND LIMITED SIZE OF THE LOTS, NON STRUCTURAL PRACTICES WERE NOT FEASIBLE. M-6 MICRO-BIORETENTIONS HAVE BEEN PROVIDED FOR ALL THE REQUIRED ESDV.
4. 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. SEDIMENT TRAPS WILL BE CONVEYED TO MICRO-BIO-RETENTIONS.
5. TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS.
6. IN DESIGNING THIS PROJECT, AND AFTER WE PLANNED THE PROJECT TO MINIMIZE IMPERVIOUS AREAS, WE UTILIZED ESD MEASURES IN THE FOLLOWING ORDER OF PREFERENCE:
MICRO-SCALE PRACTICES (M-6).

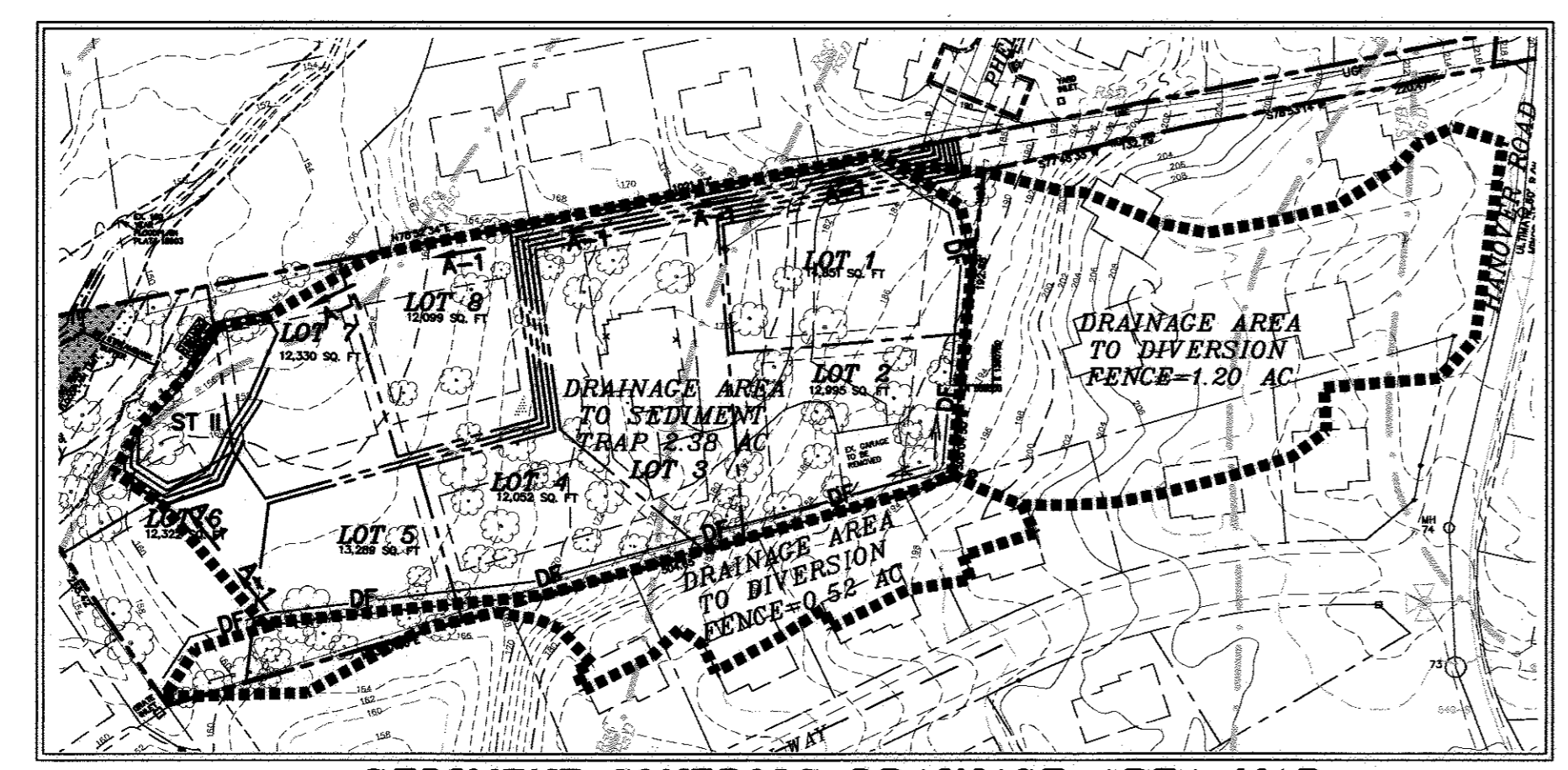
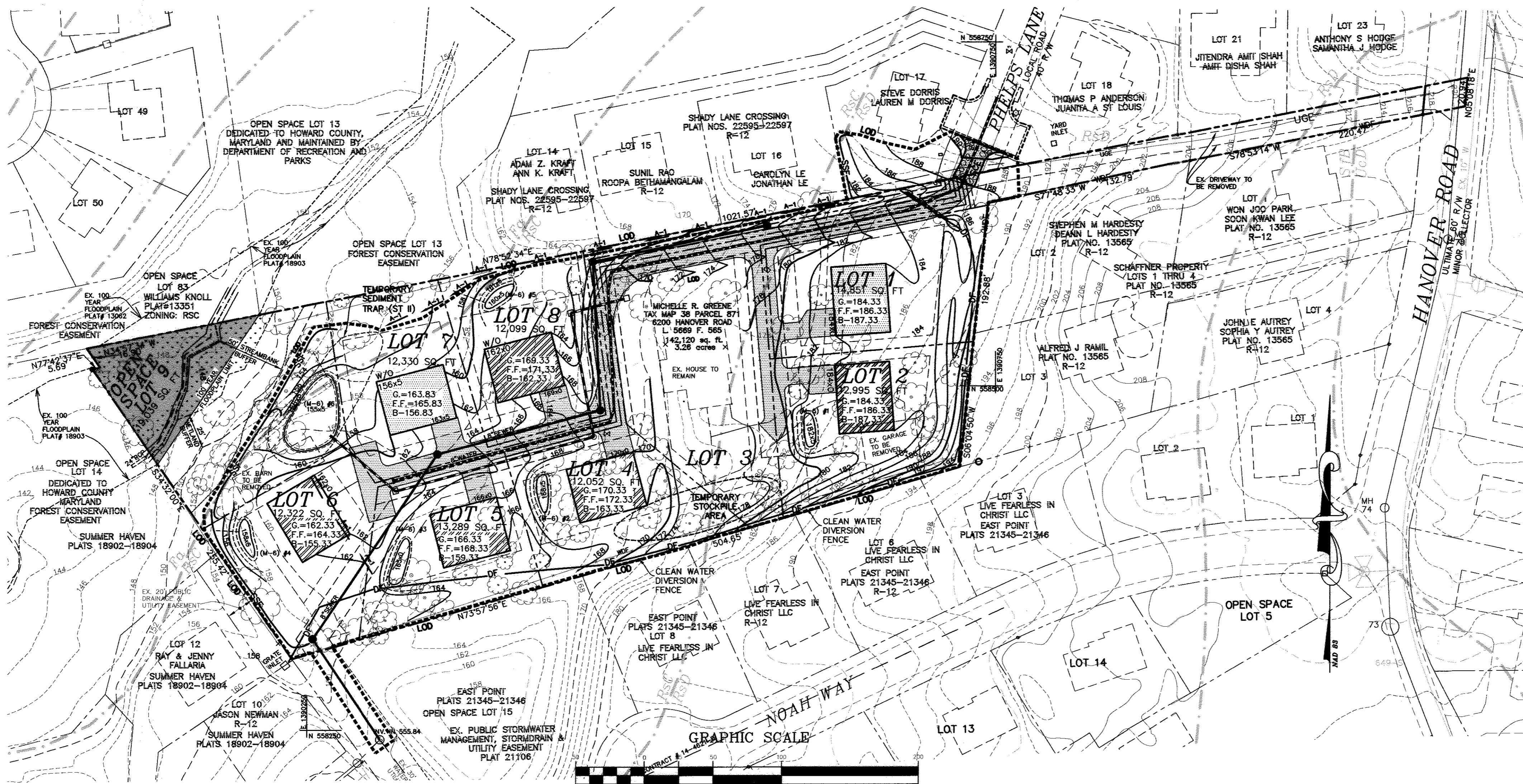


VICINITY MAP

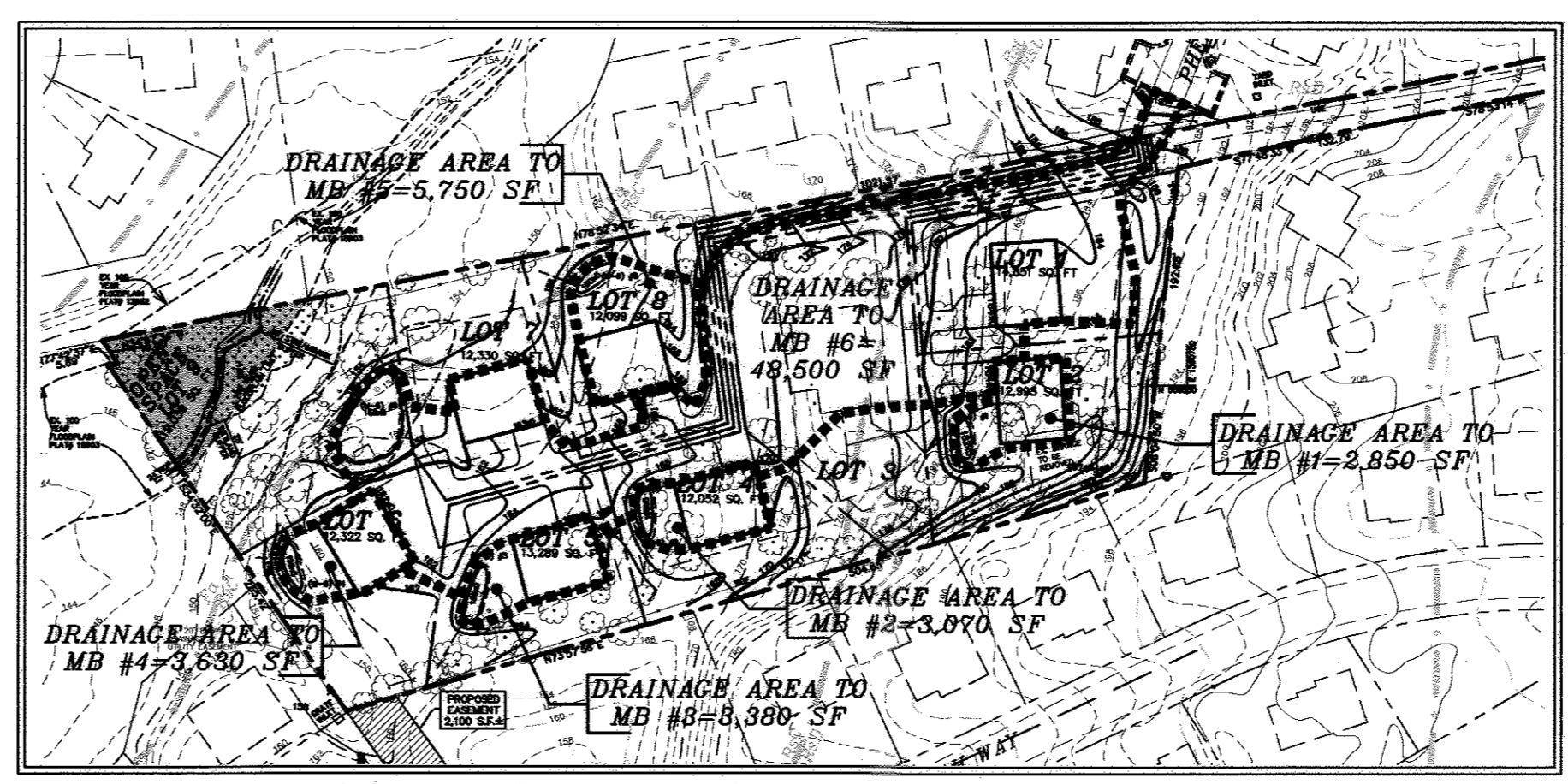
SCALE: 1"=2000'
ADC MAP: 35 GRID: E-4

NOTES:

1. SITE ANALYSIS DATA:
ADDRESS: 6200 HANOVER ROAD, HANOVER, MD 21076
LOCATION: TAX MAP #: 38 PARCEL: 871 GRID: 15
ZONING: R-12
TOTAL AREA: 3.26 AC ±
AREA OF ROAD DEDICATION: 0.0 AC ±
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 8
TYPE OF PROPOSED UNIT: SFD
2. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 38GA AND 38DA
STA. No. 38GA N 555,897.324 E 10390,132.094 ELEV. 80.85
STA. No. 38DA N 556,796.309 E 1,390,221.433 ELEV. 126.15
3. 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 SUBDIVISION, SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
4. 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.
5. WETLAND AND ITS BUFFER EXIST ON SITE AS CERTIFIED IN THE WETLAND REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY 2016.
6. FOREST STAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY, 2016.
7. 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. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
8. EXISTING STRUCTURE ON PROPOSED LOT 3 IS TO REMAIN. ALL OTHER EXISTING STRUCTURES ARE TO BE REMOVED.
9. THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES ON THIS SITE. THE PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
10. NO GRADING OR REMOVAL OF VEGETATIVE COVER OR TREES PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S), OR THEIR BUFFERS. FOREST CONSERVATION EASEMENT AREAS, 100 YEAR FLOODPLAIN AND AREAS OF STEEP SLOPES GREATER THAN 25% WITH CONTIGUOUS AREAS OF 20,000 SQUARE FEET OR GREATER UNLESS A FORMAL WAIVER PETITION IS GRANTED OR HAS BEEN DETERMINED TO BE A NECESSARY OR ESSENTIAL DISTURBANCE.
11. FOREST CONSERVATION AND PERIMETER LANDSCAPING REQUIREMENTS WILL BE ADDRESSED AT A FUTURE STAGE OF THE PROJECT.
12. SUBJECT PROPERTY IS ZONED R-12 PER OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
13. THERE ARE NO SPECIMEN TREES ON SITE.



SEDIMENT CONTROLS DRAINAGE AREA MAP
SCALE: 1"=100'



STORMWATER MANAGEMENT DRAINAGE AREA MAP
SCALE: 1"=100'

LEGEND

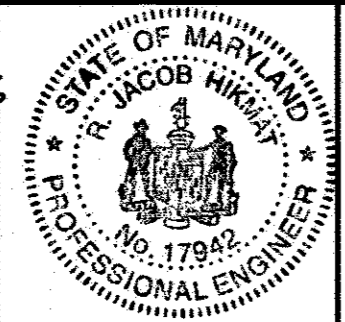
--- LOD ---	--- SFF ---	SUPER SILT FENCE
8" SEWER	--- DF ---	DIVERSION FENCE
PR. 8" MANHOLE	[Hatched Box]	AREA TREATED BY MICRO-BIO (M-6) ON LOTS
PR. 8" WATER MAIN	[Dotted Box]	AREA TREATED BY MICRO-BIO (M-6), OPENSACE LOT 9
PR. STORM DRAIN PIPE	[Stippled Box]	AREA OF WETLANDS
PR. STORM DRAIN INLET	[Cross-hatched Box]	EX. 100 YR. FLOODPLAIN
A-1	[Solid Box]	

OWNER
HARMONY BUILDERS INC
4228 COLUMBIA ROAD
ELICOTT CITY, MD 21042
410-461-6042

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division
DATE: 11/14/16

Chief, Division of Land Development
DATE: 11-11-16



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 09/03/18

R. JACOB HIKMAT P.E. DATE: 10/27/16

project	date	description	scale
15-003	OCT 2016	engineering	1"=50'
illustration	MMM	approval	MMM

project	date	description
15-003	OCT 2016	engineering
illustration	MMM	approval

GREENE PROPERTY
LOTS 1-8 AND OPEN SPACE LOT 9
TAX MAP 38, GRID 15, PARCEL 871
FIRST ELECTION DISTRICT

ENVIRONMENTAL CONCEPT PLAN

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

