

SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #
UcB	D	URBAN LAND-CHILLUM-BELTVILLE COMPLEX, 0- 5% SLOPES	0.49	19

LEGEND

- AREA TREATED BY MICRO-BIO (M-6)
- AREA TREATED BY ROOFTOP DISCONNECTION (N-1)
- 75% MAX. (N-1) ROOFTOP DISCONNECTION (N-1)
- ROOF LEADER
- SOIL LINE AND SOIL TYPE
- LIMIT OF DISTURBANCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING TREE
- PROPOSED TREE

ESD NARRATIVE

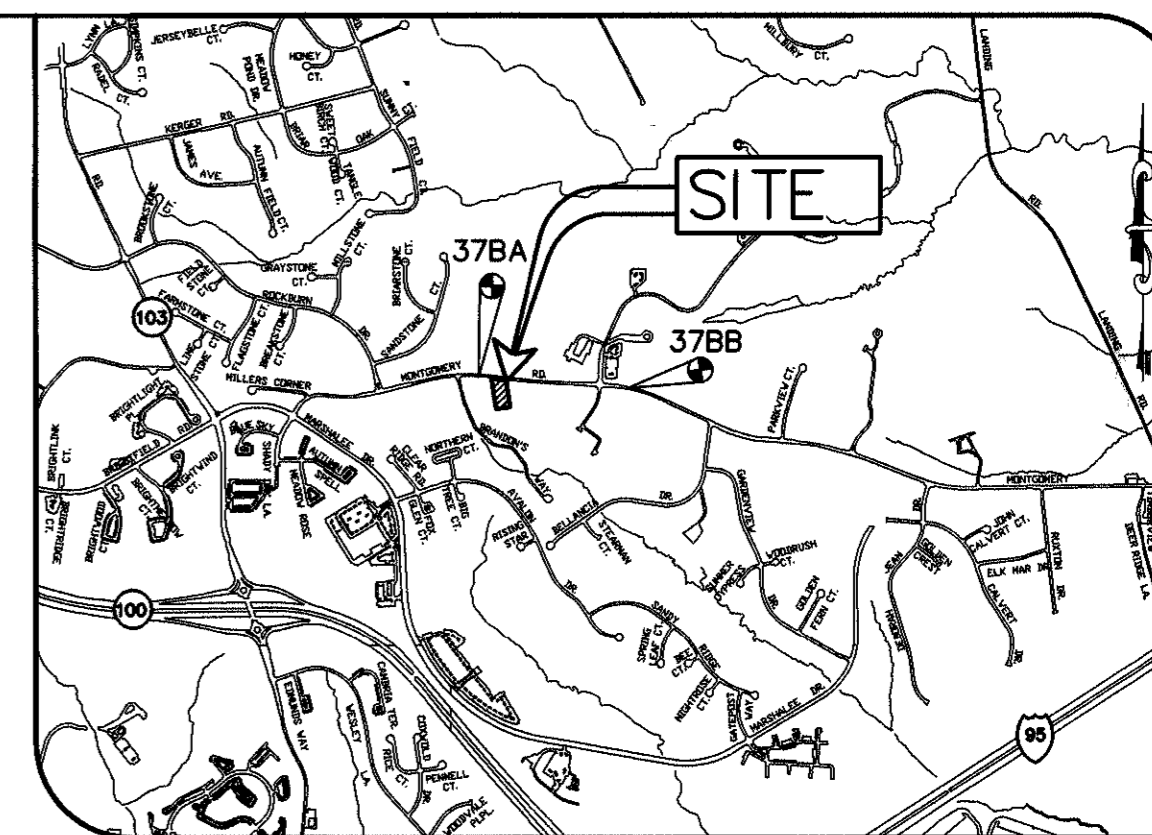
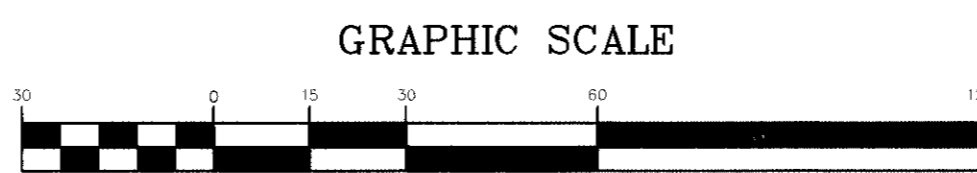
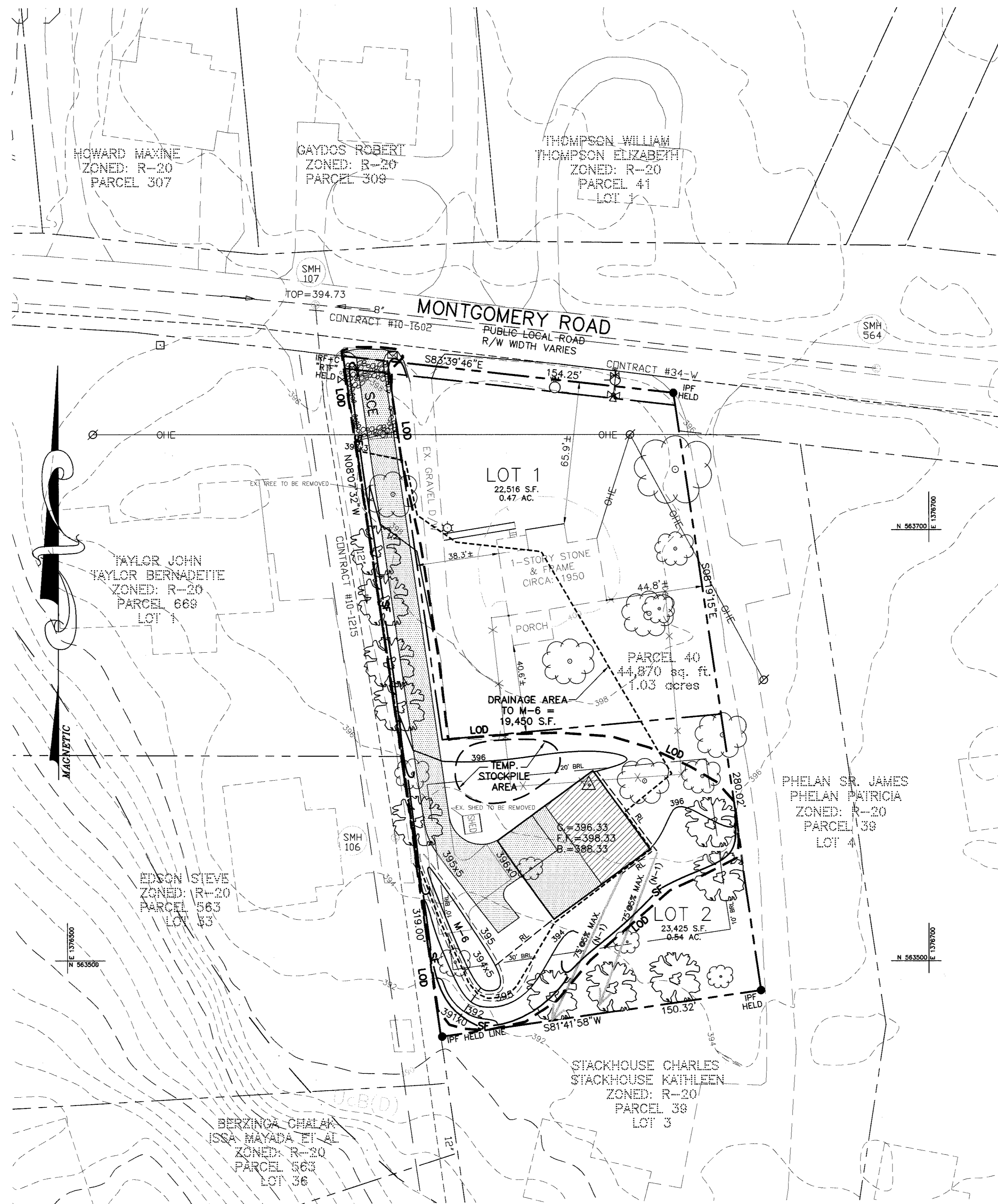
- THE SITE DOES NOT CONTAIN ANY STEEP SLOPES, WETLANDS, FLOODPLAIN, STREAMS OR STREAM BUFFERS. THE EXISTING HOUSE ON LOT 1 IS TO REMAIN.
- THE IMPROVEMENTS AND DEVELOPED AREA WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSELY AS POSSIBLE. NO IMPACT IS PROPOSED THAT WOULD ALTER ANY NATURAL FLOW PATTERNS.
- FOR THIS PROJECT THE USE OF NON-STRUCTURAL ESD PRACTICES WAS EXPLORED. ROOFTOP DISCONNECTIONS (N-1) AND MICRO-BIORETENTION (M-6) WILL BE USED TO PROVIDE TREATMENT FOR THE PROPOSED HOUSE AND DRIVEWAY.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING 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.
- 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)
 - MICRO-BIORETENTION (M-6)

SITE ANALYSIS DATA:

- AREA OF THE SITE = 44,870 S.F. OR 1.03 AC ±
- AREA OF THE ROAD DEDICATION = 868 S.F. OR 0.02 AC ±
- 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 = 44,870 S.F. OR 1.03 AC ±
- LIMIT OF DISTURBANCE AREA = 18,875 S.F. OR 0.43 AC ±
- ONE NEW SINGLE FAMILY HOME IS PROPOSED.
- PROPOSED GREEN OPEN SPACE AREA = 7405.2 S.F. OR 0.17 AC ±
- PROPOSED IMPERVIOUS AREA: 5,450 S.F. (0.13 AC ±)

SWM PRACTICES SCHEDULE

LOT #	PROPOSED PRACTICES	REQUIRED ESDV	PROVIDED ESDV
LOT 2	N-1, ROOFTOP DISCONNECTION	79 CF	79 CF
	M-6, MICRO-BIORETENTION	429 CF	533 CF



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 34 - GRID E1, F1

NOTES:

- SITE ANALYSIS DATA:
ADDRESS: 6044 MONTGOMERY ROAD, ELK RIDGE MD 21075
LOCATION: TAX MAP: 37 PARCEL: 40 GRID: 4 LOTS: 2
ELECTION DISTRICT: FIRST
ZONING: R-20
TOTAL AREA: 1.03 AC
AREA OF ROAD DEDICATION: 0.02 AC ±

PROPOSED USE FOR SITE: RESIDENTIAL.
TOTAL NUMBER OF LOTS: 2
TOTAL NUMBER OF UNITS: 2
TYPE OF PROPOSED UNIT: SFD
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 37BA & 37BB
STA. No. 37BA N 563,785.6421 ELEV. 393.94
E 1,378,543.2088
STA. No. 37BB N 563,663.4488 ELEV. 373.01
E 1,378,040.5059
- 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 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.
- THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAM, STREAM BUFFERS AND FORESTED AREAS ON SITE.
- ALL EXISTING STRUCTURES ARE TO REMAIN.
- NO AREAS OF STEEP SLOPES 25% OR GREATER ARE LOCATED WITHIN THE PROPOSED AREA OF DISTURBANCE.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR RED-LINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN STAGES AND/OR RED-LINE REVISION PROCESS. 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.

date	AUG 2016	engineering	MM	approval	RJH
project	16-002	illustration	MM	scale	"1" = 30'

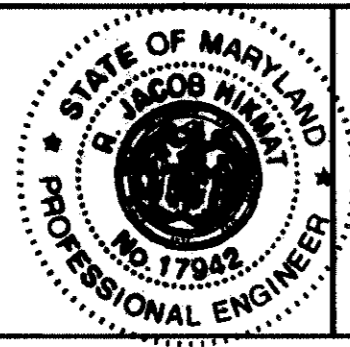
date		description	revisions
no.			

NORRIS PROPERTY LOTS 1 AND 2
6044 MONTGOMERY ROAD, ELK RIDGE MD 21075
TAX MAP: 37, GRID: 4, PARCEL: 40
FIRST ELECTION DISTRICT
HOWARD COUNTY
ECP (ENVIRONMENTAL CONCEPT PLAN)

MILDENBERG, BOENDER & ASSOC., INC.
Surrey
Planners
Engineers
7850-B Grace Drive, Columbia, Maryland 21044
(410) 987-0286 Fax

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APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chad Cochran 9.6.16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Victor Sheinwald 8.16.16
CHIEF, DIVISION OF LAND DEVELOPMENT 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. 17942, EXP DATE 9/03/2016.
8/16/16
R. JACOB HIKMAT, P.E. DATE:

PROPERTY OWNER
DORSEY FAMILY HOMES, INC.
10717 BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410) 465-5739