

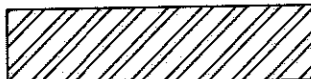


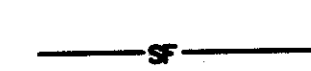


SOILS TABLE

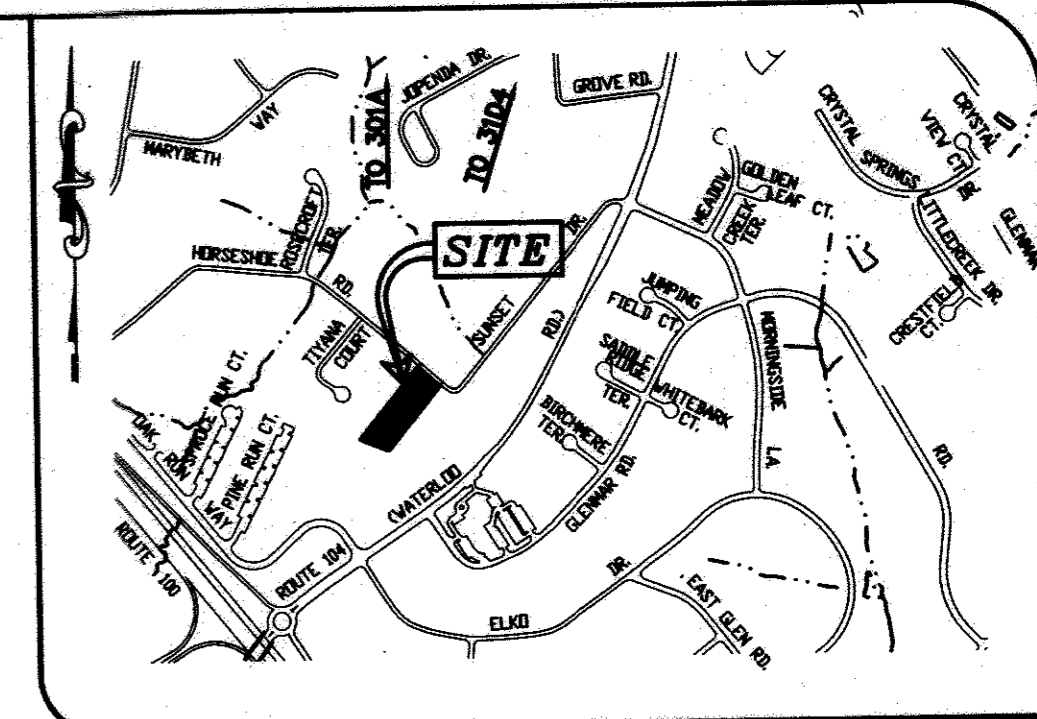
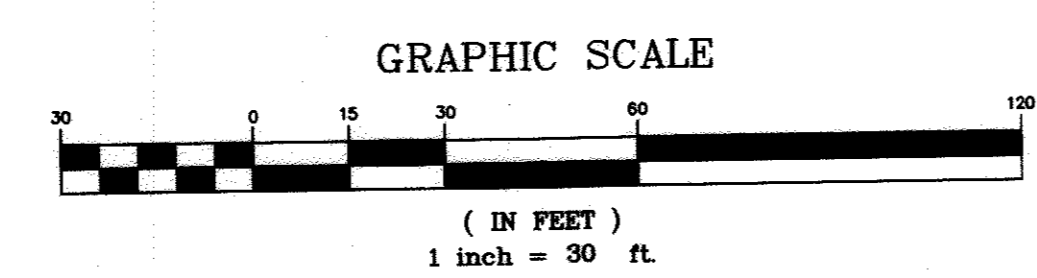
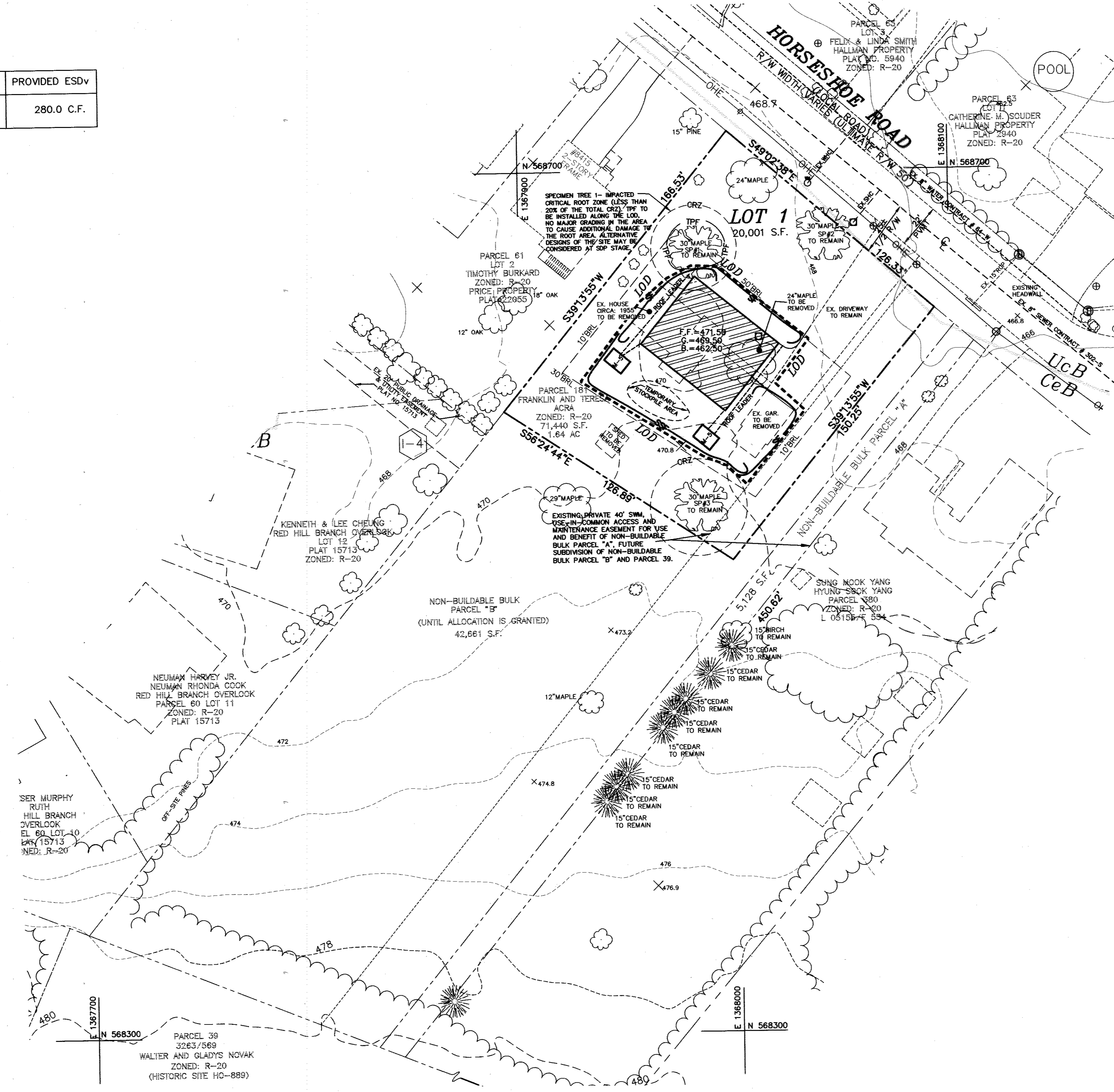
SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #
CeB	(B)	CHILLUM LOAM, 2-5% SLOPES	0.37	19

SWM PRACTICES SCHEDULE

AREA	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
LOT 1	M-5, DRYWELL(2)	246.7 C.F.	280.0 C.F.

LEGEND

-  AREA TREATED BY M-5, MOD. DRY WELL
-  M-5, MOD. DRY WELL
-  LOD LIMIT OF DISTURBANCE
-  SF SILT FENCE
-  OHE EX. OVERHEAD POWER LINE
-  EXISTING TREES



NOTES:

- SITE ANALYSIS DATA:
ADDRESS: 8407 HORSESHOE ROAD, ELLICOTT CITY, MD 21043
LOCATION: TAX MAP : 31 PARCEL: 181 GRID: 2
ELECTION DISTRICT: SECOND
ZONING: R-20
TOTAL AREA: 0.46 AC±
AREA OF ROAD DEDICATION: 0.00 AC±
LIMIT OF DISTURBED AREA: 0.16 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. 30A AND 31D4
STA. 30A N567750.955, E1364842.701 EL.499.821
STA. 31D4 N571700.681, E1369606.396 EL.495.181
- 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 DWELLINGS ON THESE LOTS.
- 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. THE INVESTIGATION WAS PERFORMED BY MILDENBERG, BOENDER & ASSOC. IN JULY 2013.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- HORIZONTAL GEOMETRY OF THE MICRO-BIORETENTION MAY BE MODIFIED WHILE MAINTAINING SURFACE AREA.
- NO FORESTS EXIST ON THIS PARCEL. FOREST STAND INVESTIGATION WAS PERFORMED BY MILDENBERG BOENDER & ASSOC. IN JULY 2013. TOTAL OF 3 SPECIMEN TREES EXIST ON SITE.
- ALL EXISTING STRUCTURES ON LOT 1 ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLAN.

SITE ANALYSIS DATA:

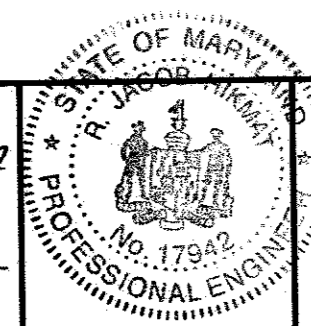
- AREA OF THE SITE = 0.46 AC ±
- AREA OF THE ROAD DEDICATION = 0.0 AC±
- AREA OF WETLANDS AND ITS BUFFERS = 0
- AREA OF FLOODPLAIN = 0
- AREA OF STREAM BUFFER = 0
- AREA OF FOREST = 0
- AREA OF STEEP SLOPES = 0
- AREA OF ERODABLE SOILS = 0.46 AC ±
- LIMIT OF DISTURBED AREA = 0.16 AC ±
- ONE NEW SINGLE FAMILY DETACHED HOUSE IS PROPOSED.
- PROPOSED GREEN OPEN SPACE AREA = 0.41 AC±
- PROPOSED IMPERVIOUS AREA = 0.05 AC±

ESD NARRATIVE

- NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS, OR REGULATED FOREST LAND OR FLOODPLAIN EXIST ON-SITE. THE PROPOSED DRYWELLS WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE NEW DEVELOPMENT, WHICH WILL BE AN IMPROVEMENT OVER EXISTING CONDITIONS. NO TREATMENT EXISTS FOR THE EXISTING STRUCTURE AND DRIVEWAY. THE DESIGN WILL MINIMIZE THE IMPACT OF THIS PROJECT BY MINIMIZING THE PROPOSED IMPERVIOUS AREAS BY USING THE EXISTING DRIVEWAY.
- 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 WERE USED TO THE MAXIMUM EXTENT POSSIBLE. DRYWELLS WERE UTILIZED.
- 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 BY UTILIZING A SHARED 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:
A. DRYWELL (M-5)

P:\2004\13-015\DWG\13-015-FINAL

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development



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 09/10/18
 R. JACOB HIKMAT P.E. DATE: 12/16/16

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

project	date	approval
13-015	12-16-16	MMK
illustration	scale	approval
MMK	1"=30'	RJH

description	date

ACRA PROPERTY
 LOT 1, SINGLE FAMILY DETACHED DWELLING
 2ND ELECTION DISTRICT, TAX MAP 31, PARCEL 181, HOWARD COUNTY, MD
 ENVIRONMENTAL CONCEPT PLAN

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