

**SOILS TABLE**

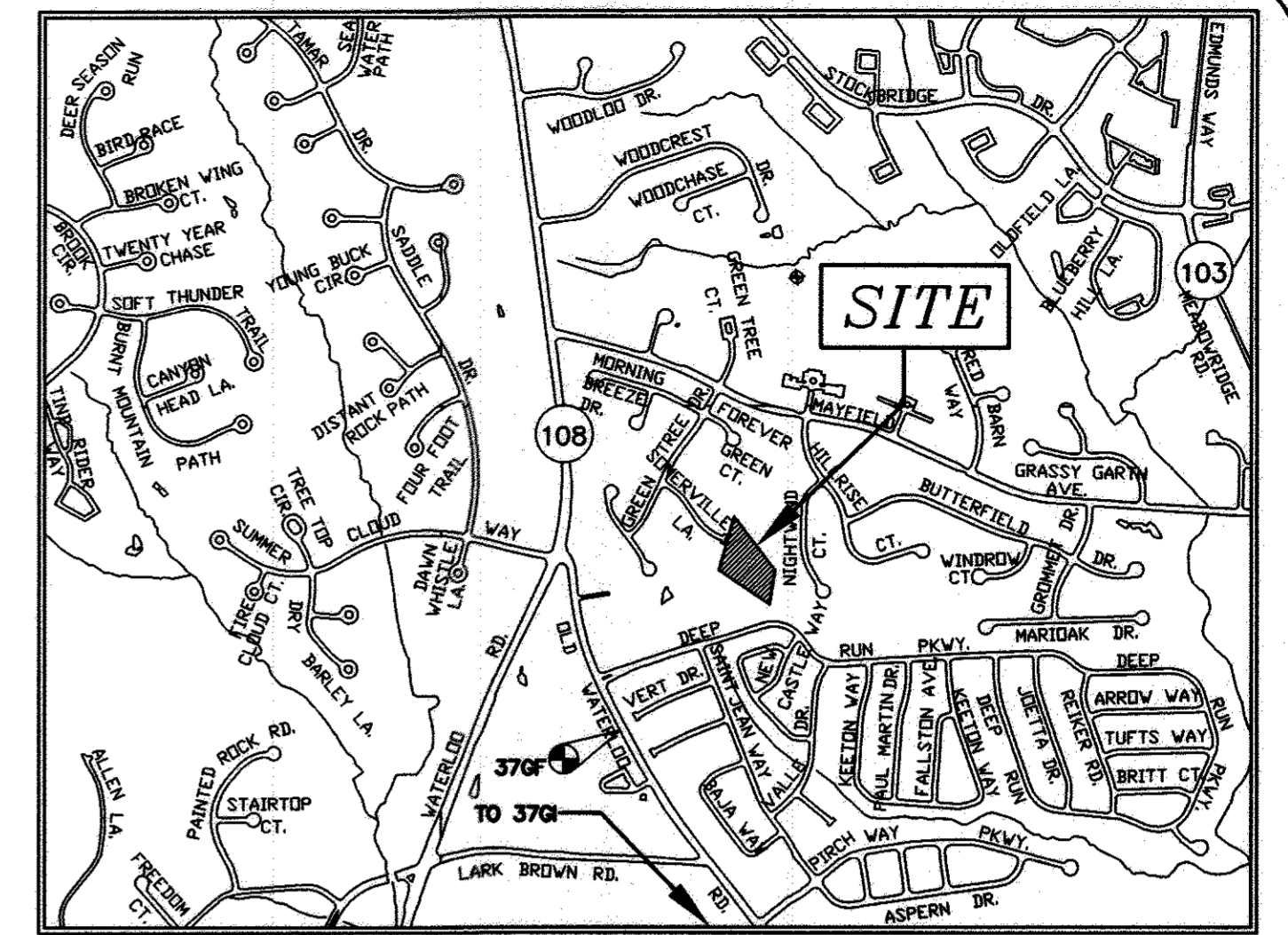
SYMBOL	RATING	NAME	K FACTOR	MAP #	COMMENTS
CrD	(C)	CROOM AND EVESBORO SOILS, 10-15%	.37	19	HIGHLY ERODIBLE
EbC	(A)	EVESBORO LOAMY SAND, 2-10% SLOPES.	.17	19	---
RdB	(C)	RUSSET FINE SANDY LOAM, 5-10% SLOPES	.24	19	---

**ESD NARRATIVE**

- NO NATURAL RESOURCES SUCH AS STEEP SLOPES, WETLANDS, STREAMS, OR REGULATED FOREST LAND OR FLOODPLAIN EXIST ON-SITE. THE PROPOSED DISCONNECTIONS AND MICRO BIO-RETENTION FACILITIES 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 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.
- EXISTING DRIVEWAY HAS BEEN ELIMINATED, WHICH CREATED MORE OPEN SPACE AREA. USE OF NON-STRUCTURAL PRACTICES WAS INVESTIGATED. DUE TO THE EXISTING TOPOGRAPHY AND LIMITED SIZE OF THE LOTS, NON STRUCTURAL PRACTICES WERE NOT FEASIBLE. M-6 MICRO-BIORETENTIONS AND M-5 DRYWELLS HAVE BEEN PROVIDED FOR ALL THE REQUIRED ESD.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING DIVERSION FENCE, DIVERSION DIKE AND SUPER SILT FENCES. SEDIMENT TRAP WILL BE CONVEYED TO MICRO BIO-RETENTIONS.
- TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS 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:  
MICRO-BIORETENTION - (M-6)  
DRYWELL - (M-5)

**ECP SITE ANALYSIS DATA:**

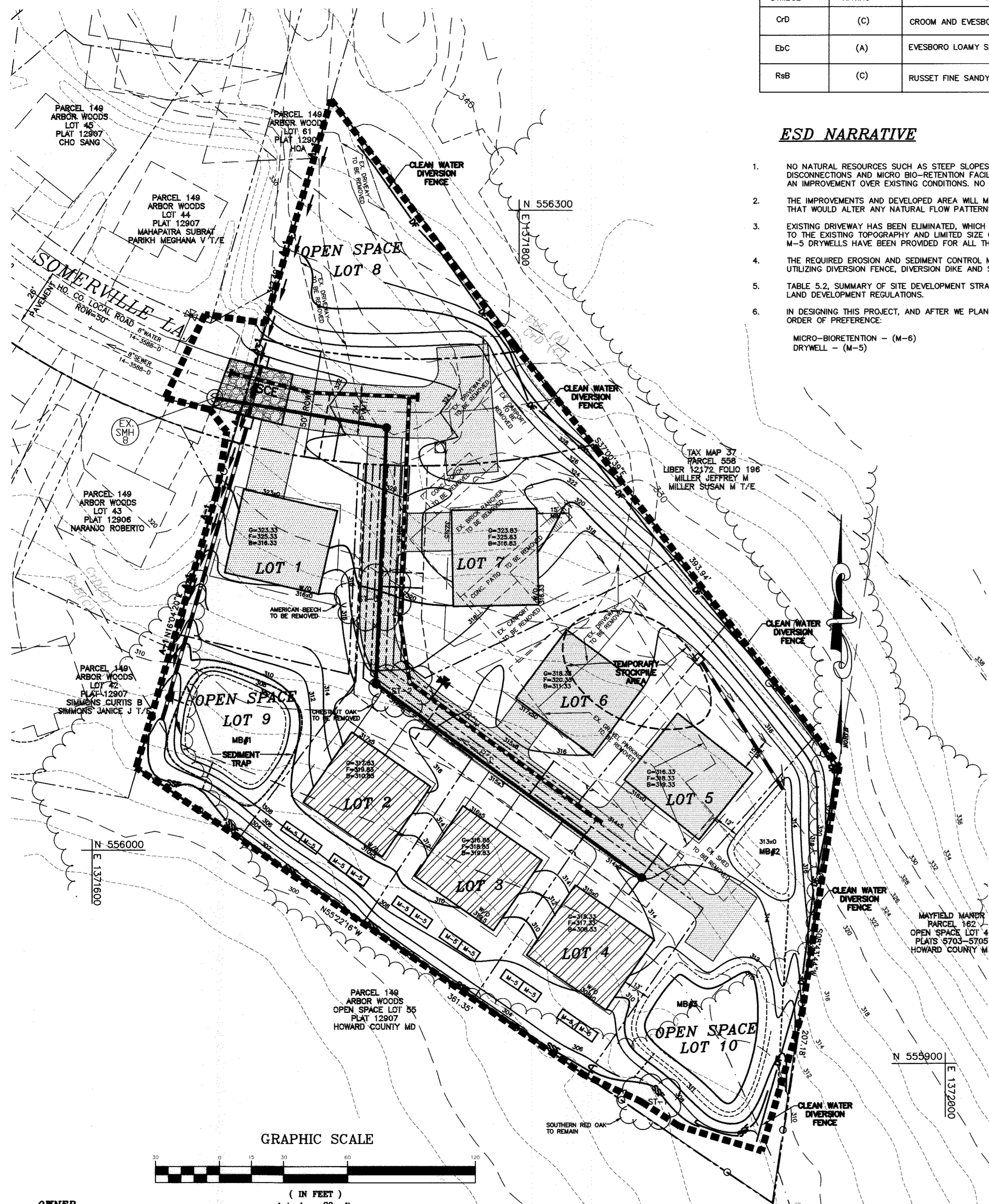
- AREA OF THE SITE = 1.96 AC ±
- IMPERVIOUS AREA = 0.60 AC ±
- AREA OF WETLANDS AND ITS BUFFERS = 0 AC ±
- AREA OF FLOODPLAIN = 0 AC ±
- AREA OF EXISTING FOREST = 0 AC ±
- AREA OF STREAM BUFFER = 0 AC ±
- AREA OF STEEP SLOPES 15% OR GREATER = 0.0 AC ±
- AREA OF STEEP SLOPES 25% OR GREATER = 0.0 AC ±
- AREA OF ERODIBLE SOILS = 0.06 AC ±
- LIMIT OF DISTURBANCE AREA = 1.96 AC ±
- 7 NEW SINGLE FAMILY DETACHED LOTS ARE PROPOSED.
- GREEN OPEN AREA (PERVIOUS) = 1.36 AC ±



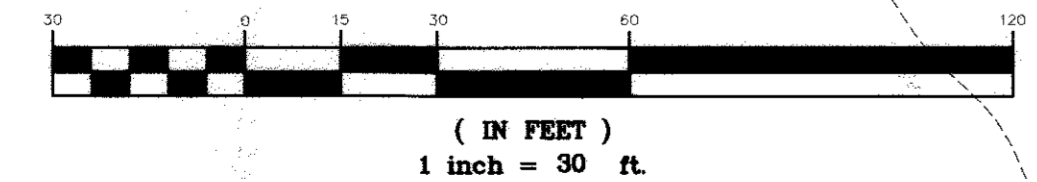
**VICINITY MAP**  
SCALE: 1"=1000'

**NOTES:**

- SITE ANALYSIS DATA:  
ADDRESS: 8126 FOREVER GREEN CT, ELKBRIDGE, MD 21075  
LOCATION: TAX MAP : 37 PARCEL: 532 GRID: 14 LOTS: 1-10  
ELECTION DISTRICT: FIRST  
ZONING: R-5C  
TOTAL AREA: 1.96 AC  
PROPOSED USE FOR SITE: RESIDENTIAL  
NUMBER OF BUILDABLE LOTS: 7  
NUMBER OF OPEN SPACE LOTS: 3  
TOTAL NUMBER OF LOTS: 10  
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. 37GI AND 37GF  
STA. No. 37GI N 553,697.236 E 1,372,015.045 ELEV. 292.995  
STA. No. 37GF N 555,222.147 E 1,370,948.649 ELEV. 330.872
- 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.
- NO WETLANDS EXIST ON THIS SITE.
- FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN OCTOBER, 2016.
- 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.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED.
- THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES ON THIS SITE. THE PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
- FOREST CONSERVATION AND PERIMETER LANDSCAPING REQUIREMENTS WILL BE ADDRESSED AT A FUTURE STAGE OF THE PROJECT.
- THERE ARE 3 SPECIMEN TREES ON SITE.



**GRAPHIC SCALE**

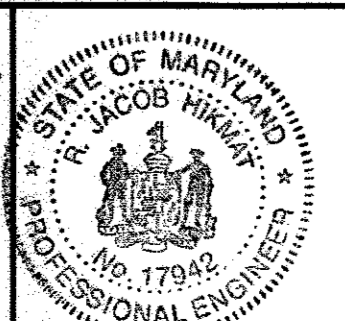


**OWNER**  
HARMONY BUILDERS  
4228 COLUMBIA RD.  
ELLICOTT CITY MD, 21042  
(410) 461-8033

**LEGEND**

- LOD LIMIT OF DISTURBANCE
- PR. STORM DRAIN PIPE
- PR. STORM DRAIN INLET
- A-1 EARTH DIKE
- SSF SUPER SILT FENCE
- DF DIVERSION FENCE
- AREA TREATED BY DRYWELLS (M-5)
- AREA TREATED BY MICRO-BIO. (M-6)

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 3.20.17 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 3.22.17 DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT



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. 3/16/17 DATE

project	16-015	date	MAR. 2017
illustration	TNB	engineering	MMM
scale	1"=30'	approval	RJH

no.	description	date

**FOREVER GREEN**  
 LOTS 1-7 AND OPEN SPACE LOTS 8-10  
 TAX MAP 37, GRID 14, PARCEL 532  
 HOWARD COUNTY, MARYLAND  
 FIRST ELECTION DISTRICT  
**ENVIRONMENTAL CONCEPT PLAN**

**MILDENBERG, & ASSOC., INC.**  
 Engineers Planners Surveyors  
 7850-B Grace Drive, Columbia, Maryland 21044  
 (410) 997-0296 Cell (410) 997-0298 Fax