

ESD NARRATIVE

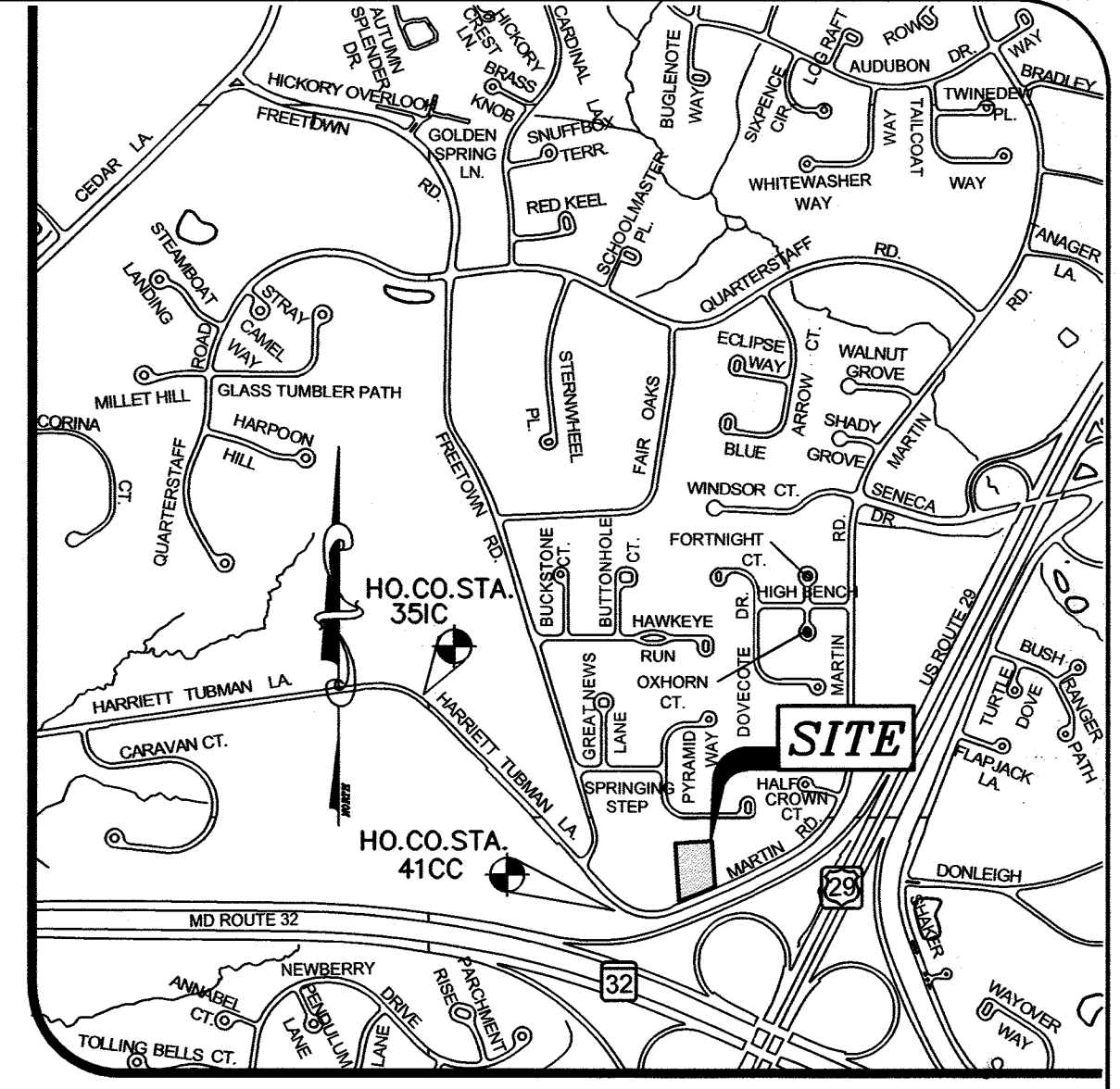
- THE PROPERTY CONTAINS FOREST ON LOTS 1, 2 AND 3, THE ADJACENT OPEN SPACE LOT 4 CONTAINS FOREST, WETLANDS AND AN INTERMITTENT STREAM. LOT 4 WAS DEDICATED TO THE HOMEOWNERS ASSOCIATION UNDER APPROVED FINAL PLAN F-09-099. THE WETLANDS AND STREAM BUFFERS ARE TO REMAIN UNDISTURBED. IN ADDITION TO THE STREAM BUFFERS, A FOREST CONSERVATION EASEMENT HAS BEEN CREATED ON LOT 4. THE AREA OUTSIDE OF THIS FOREST CONSERVATION EASEMENT IS TO BE UTILIZED IN THE DEVELOPMENT FOR SLOPES AND THE LOCATION OF A MICRO-BIOTRETION PRACTICE (M-6) AND A LANDSCAPE INFILTRATION PRACTICE (M-3). ANY PORTION OF THE FOREST CONSERVATION EASEMENT DISTURBED BY THE TEMPORARY PLACEMENT OF EROSION CONTROL/ SLOPE STABILIZATION MEASURES WILL BE BROUGHT BACK TO ITS NATURAL CONDITION AFTER MICRO-BIOTRETION (M-6) HAS BEEN CONSTRUCTED. MICRO-BIOTRETION (M-6) AND DRY-WELLS (M-5) WILL PROVIDE STORMWATER QUALITY TREATMENT FOR THE HOUSES. IN ADDITION, SHEETFLOW TO THE CONSERVATION AREA (N-3) WILL PROVIDE STORMWATER QUALITY TREATMENT FOR A PORTION OF THE UIC DRIVEWAY AND DRIVEWAYS ABOVE AND BEYOND WHAT WILL BE PROVIDED BY THE LANDSCAPE INFILTRATION (M-3). A 16' UIC DRIVEWAY SHOWN WILL BE USED TO PROVIDE ACCESS TO THE HOUSE LOTS, MINIMIZING IMPERVIOUSNESS.
- 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 SUCH AS ROOFTOP AND NON-ROOFTOP DISCONNECTIONS ARE NOT PERMITTED IN IN-FILL DEVELOPMENTS. MICRO-SCALE PRACTICES WILL BE UTILIZED TO PROVIDE STORMWATER QUALITY MANAGEMENT FOR THE NEW DEVELOPMENT. HOWEVER, NON-ROOFTOP DISCONNECTION SHEET FLOW TO CONSERVATION AREA (N-3) WILL BE UTILIZED FOR A PORTION OF THE SITE PER REVIEWER COMMENT DATED 02/13/2020.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SUPER SILT FENCES. NO SEDIMENT TRAPS OR BASINS ARE REQUIRED.
- TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS BY MINIMIZING EARTH DISTURBANCE.
- IN DESIGNING THIS PROJECT, IT WAS PLANNED TO MINIMIZE IMPERVIOUS AREAS, AND UTILIZE ESD MEASURES LISTED IN THE SWM PRACTICES SCHEDULE.

LEGEND

- SSF SUPER SILT FENCE
- DF CLEAN WATER DIVERSION FENCE
- LOD LIMIT OF DISTURBANCE
- DRAINAGE AREA
- IMPERVIOUS AREA TREATED BY MICRO-BIOTRETION (M-6)
- IMPERVIOUS AREA TREATED BY DRY WELL (M-5)
- IMPERVIOUS AREA TREATED BY LANDSCAPE INFILTRATION (M-3) AND SHEET FLOW TO CONSERV. AREA (N-3)
- FOREST CONSERVATION EASEMENT
- WETLANDS
- STABILIZED CONSTRUCTION ENTRANCE
- M-6 MB#1 MICRO-BIOTRETION
- M-5 DW#1 DRY WELL
- OUTLET PIPE
- DRIVEWAY CULVERT
- ROOF LEADER
- PROPOSED CONTOUR
- PROPOSED TREELINE
- EXISTING TREELINE
- SHA REVERSIBLE SLOPE EASEMENT
- 24 FOOT UIC DW, STORM AND UTILITY EASEMENT

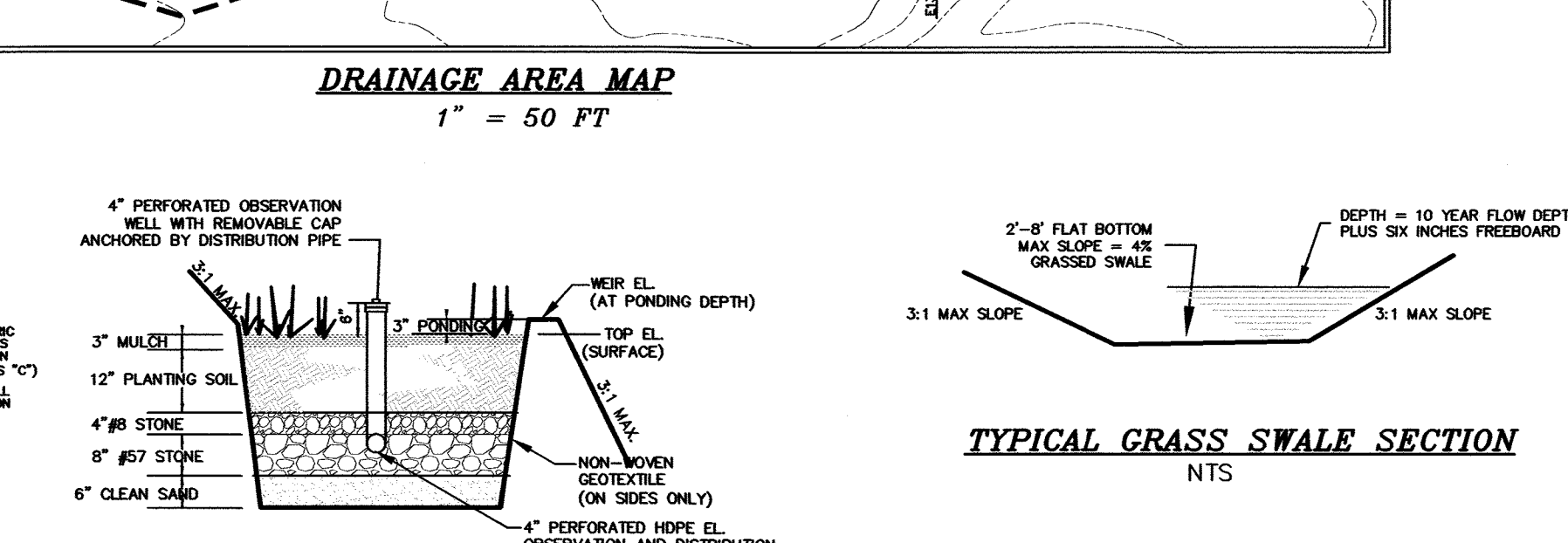
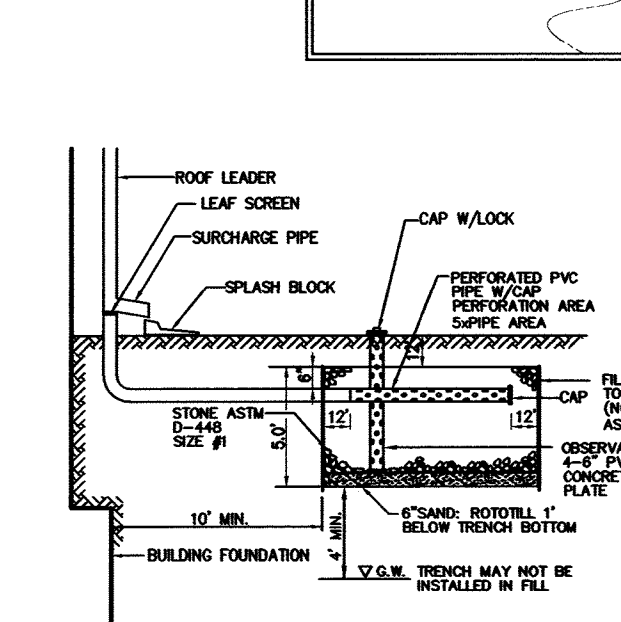
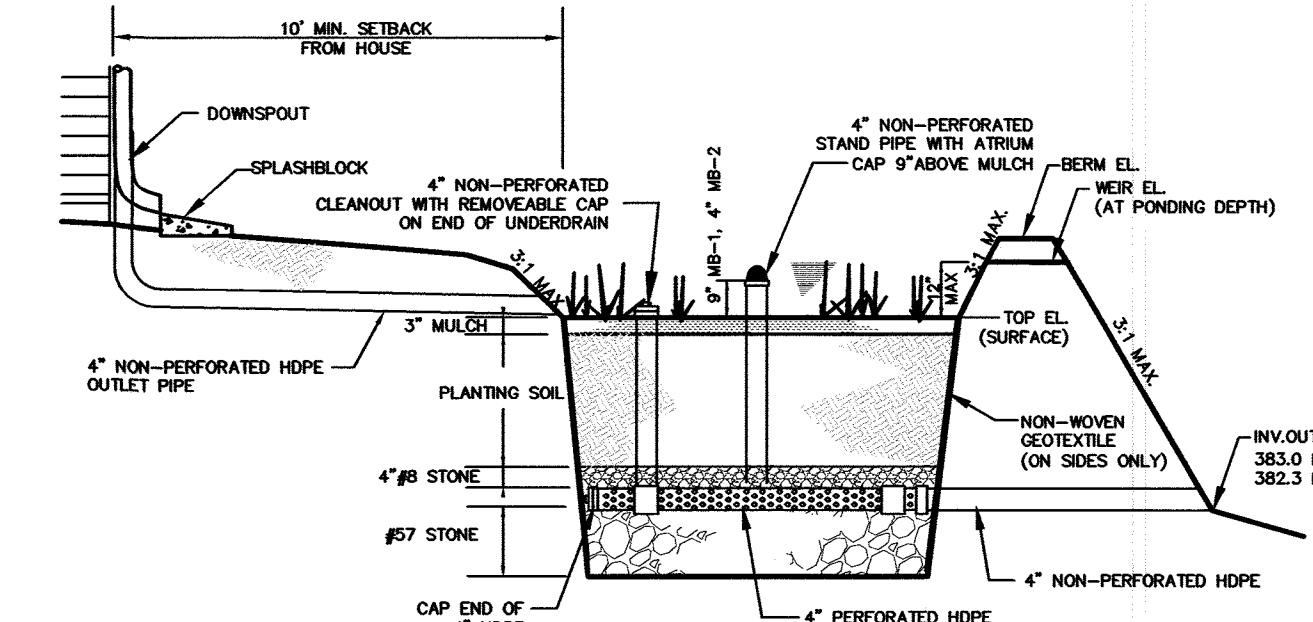
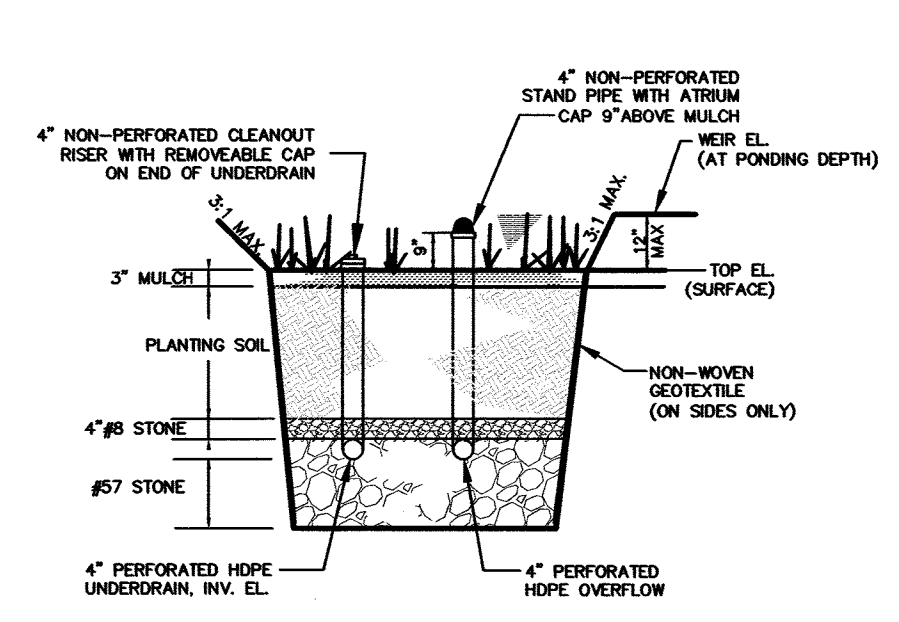
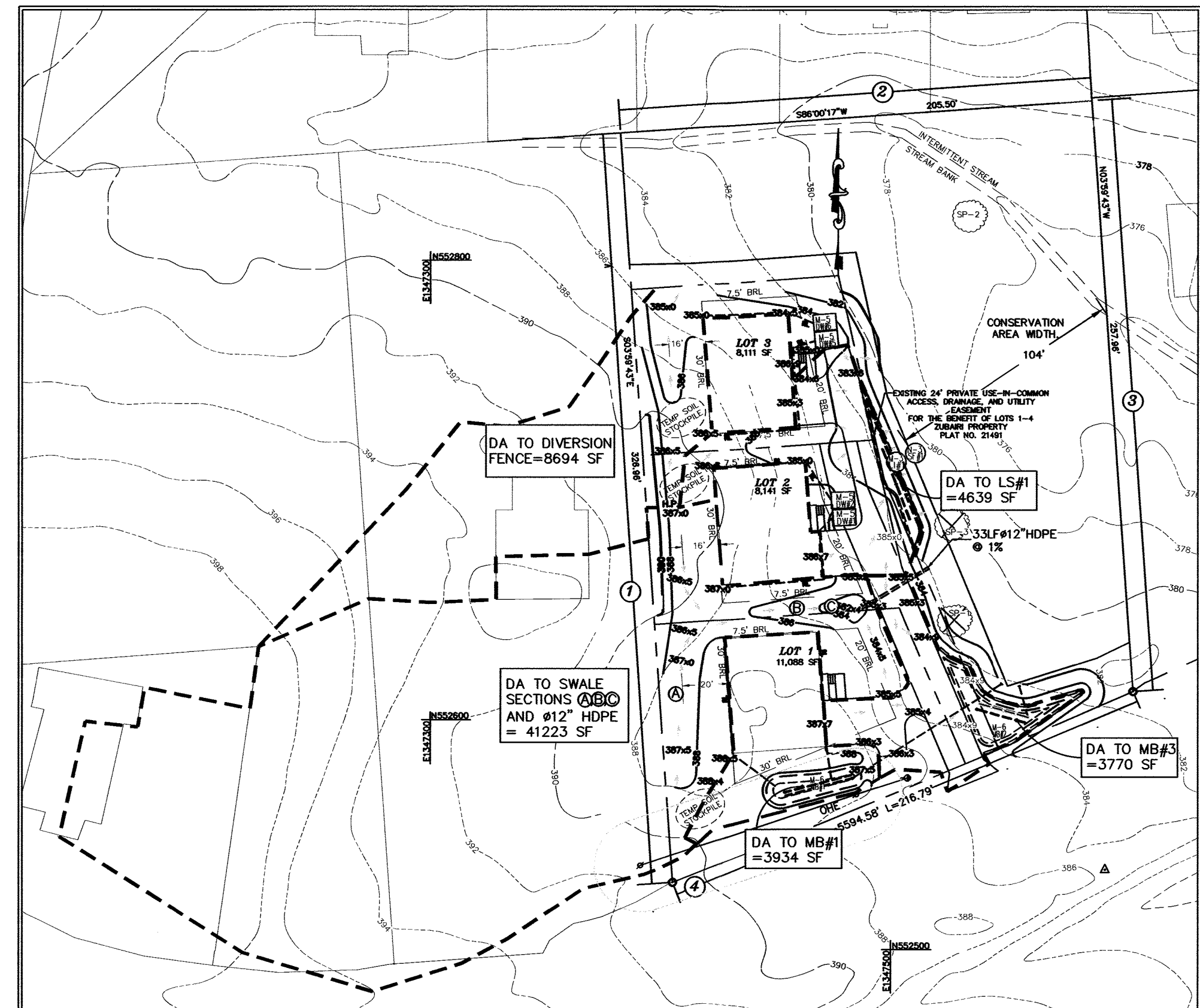
SWM PRACTICES SCHEDULE

FACILITY#	AREA	REQUIRED ESDV	PROVIDED ESDV
MB #1 (M-6)	LOT 1 HOUSE	283 C.F.	335 C.F.
MB #2 (M-6)	LOT 1 DW, P/O UIC	335 C.F.	307 C.F.
DW #1,2 (M-5)	LOT 2 HOUSE	269 C.F.	280 C.F.
DW #3,4 (M-5)	LOT 3 HOUSE	232 C.F.	240 C.F.
LI #1 (M-3)	LOT 2, 3 DW, P/O UIC	301 C.F.	310 C.F.
SF#1 (N-3)	LOT 2, 3 DW, P/O UIC	0 C.F.	177 C.F.
TOTAL	ALL AREAS	1,422 C.F.	1,629 C.F.



GENERAL NOTES:

- SITE ANALYSIS DATA:
ADDRESS: 6815, 6813, 6811, MARTIN ROAD, SIMPSONVILLE, 21150
LOCATION: TAX MAP: 0041 - PARCEL : 0459 - GRID 006
ELECTION DISTRICT: FIFTH
ZONING: R-SC
PROPOSED USE: SFD, 1 PER LOT, 3 TOTAL SFD
TOTAL NUMBER OF LOTS: 03
DEED REFERENCE: SEE PLAT 21491, LIBER 13092, FOLIO 87
DPZ FILE REFERENCE: F-09-099,
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 351C AND 41CC.
STA. No. 351C N 553,504.392, E 1,346,160.575, EL. 414.346
STA. No. 41CC N 552,494.249, E 1,347,062.463, EL. 399.989
- FOREST STAND DELINEATION AND WETLAND DELINEATION STUDY BY BRAY HILL, LLC. DATED JUNE 2006 APPROVED UNDER F-09-099
- EXISTING OFFSITE (OPEN SPACE LOT 4) WETLAND AND STREAM BUFFERS TO REMAIN UNDISTURBED.
- FOREST CONSERVATION OBLIGATIONS MET BY OPEN SPACE DEDICATION APPROVED UNDER F-09-099
- PROJECT BOUNDARY SHOWN HEREON IS BASED ON MDR PLAT NO. 21491
- TOPOGRAPHY BASED ON HOWARD COUNTY GIS.
- THIS SITE IS NOT LOCATED IN AN HISTORIC DISTRICT
- THERE ARE NO BURIAL, CEMETERY OR HISTORICAL SITES LOCATED ON THIS PROPERTY.
- WATER QUALITY TO BE PROVIDED BY MICRO-BIOTRETION OR DRYWELLS FOR THE HOUSES, AND LANDSCAPE INFILTRATION / SHEET FLOW TO CONSERVATION AREA FOR THE USE-IN-COMMON DRIVEWAY AND DRIVEWAYS
- SITE PLAN APPROVAL IS REQUIRED BY THE DEPARTMENT OF PLANNING AND ZONING PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS
- LANDSCAPING AND PERIMETER LANDSCAPING REQUIREMENTS WILL BE ADDRESSED AT A FUTURE STAGE OF THE PROJECT.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR REDLINE REVISION PLAN. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL OCCUR AT THE PLAN/PLAT AND/OR SITE DEVELOPMENT PLAN AND/OR REDLINE REVISION PROCESS. COMMENTS MAY ALTER THE OVERALL SITE DESIGN AS THE PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- NO ALTERNATE COMPLIANCE IS ANTICIPATED AT THIS STAGE FOR DISTURBANCE OF THE ENVIRONMENTALLY SENSITIVE AREAS.
- THE BUILDING RESTRICTION LINE (BRL) HAS BEEN REVISED PER PLAT



SOIL DESCRIPTION:

SYMBOL	RATING	NAME	K FACTOR	MAP NO.	COMMENTS
GIB	A	GLADSTONE URBAN LAND COMPLEX, 0-8 PERCENT SLOPES	0.20	23	
GmB	C/D	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	0.37	23	HIGHLY ERODIBLE
UoF		UDORTHENTS, HIGHWAY, 0-65 PERCENT SLOPES		23	

ADDRESS CHART

LOT	ADDRESS
1	6815 MARTIN ROAD
2	6813 MARTIN ROAD
3	6811 MARTIN ROAD

OWNER/DEVELOPER

BURKARD HOMES LLC,
1511 RICHIE HWY, STE. 305
ARNOLD, MD 21012
240-375-1052

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. 34027, EXP DATE 01/16/2021

MICHAEL KRETSCH: *[Signature]* DATE: 8/29/20



APPROVED: DEPARTMENT OF PLANNING AND ZONING

8/24/20
DATE

7/24/20
DATE

date	JUN 2020	approval	MGK	RIH
project	19-015	illustration	MGK	

description: ENVIRONMENTAL CONCEPT PLAN
revisions: 1" = 30'

ZUBAIRI PROPERTY LOTS 1, 2 AND 3
TAX MAP: 41 - PARCEL : 459 - GRID 006
HOWARD COUNTY, MARYLAND
FIFTH ELECTION DISTRICT
ENVIRONMENTAL CONCEPT PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7850-B Crues Drive, Columbia, Maryland 21044
(410) 987-0296 Tel. (410) 987-0298 Fax.